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	18,341	2,038	4,603	872	3,283	7,363	1,424
	2055 MTP Capacity	369,986	94,696	73,507	30,132	347,632	237,645	106,053	68,728
Durham	2055 MTP Region Guide Total	150,696	43,236	23,281	21,521	12,947	65,846	92,064	18,399
	2055 MTP Capacity	727,706	124,676	227,331	33,951	140,743	619,761	135,728	92,263
Franklin	2055 MTP Region Guide Total	64,112	23,685	1,247	2,418	612	2,228	3,289	512
	2055 MTP Capacity	210,302	65,460	21,441	23,560	33,073	74,769	35,254	15,755
Granville	2055 MTP Region Guide Total	22,617	7,998	889	894	277	464	1,401	314
	2055 MTP Capacity	302,910	111,968	5,753	8,381	49,023	33,937	29,777	14,450
Harnett	2055 MTP Region Guide Total	22,890	7,560	840	136	1,412	1,337	2,802	693
	2055 MTP Capacity	482,782	169,058	4,595	1,292	109,317	50,765	43,115	47,989
Johnston	2055 MTP Region Guide Total	202,910	67,337	7,482	5,354	4,126	10,170	22,893	3,923
	2055 MTP Capacity	453,455	132,872	43,762	114,235	230,776	291,628	114,855	79,119
Nash	2055 MTP Region Guide Total	646	224	39	22	7	24	60	7
	2055 MTP Capacity	10,908	4,250	57	4,360	3,703	917	1,127	2,126
Orange	2055 MTP Region Guide Total	49,246	13,688	7,370	2,369	2,732	13,665	26,868	3,225
	2055 MTP Capacity	267,618	40,023	86,962	86,558	84,778	136,635	63,777	43,782
Person	2055 MTP Region Guide Total	5,396	2,142	113	0	191	222	899	98
	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	234,579	100,534	49,772	76,012	199,236	341,739	59,195
	2055 MTP Capacity	1,546,915	304,504	375,412	115,224	441,262	663,301	350,376	233,261
Totals	2055 MTP Guide Total	1,402,219	418,790	143,833	87,089	99,188	296,475	499,378	87,790
	2055 MTP Capacity	4,407,031	1,061,649	839,084	420,096	1,447,734	2,110,809	881,651	599,645

Guide Totals match Demand Totals

Demand Exceeds Capacity

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
48,604	18,341	2,038	4,603	872	3,283	7,363	1,424

Chatham County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
369,986	94,696	73,507	30,132	347,632	237,645	106,053	68,728

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	341	11,622	3,363	0	3,363	14,522	1,800	12,722	50,425	0	50,425	29,707	0	29,707	10,445	173	10,272	16,369	0	16,369
Town of Pittsboro	46,178	16,981	29,197	25,355	1,702	23,653	7	0	7	26,100	444	25,656	30,966	1,843	29,123	13,615	5,265	8,350	11,943	779	11,164
Town of Cary	4,907	196	4,711	430	95	335	195	0	195	0	0	0	278	0	278	30	9	21	33	0	33
Town of Goldston	244	3	241	895	0	895	10	0	10	5,152	0	5,152	4,560	0	4,560	3,068	139	2,929	3,251	0	3,251
Town of Apex	1	0	1	0	0	0	2,513	912	1,601	520	0	520	202	0	202	188	63	125	433	28	405
Unincorporated Chatham County	31,403	820	30,583	43,464	241	43,223	12,885	1,891	10,994	265,435	429	265,006	171,932	1,440	170,492	78,707	1,714	76,993	36,699	617	36,082
Countywide Totals	94,696	18,341	76,355	73,507	2,038	71,469	30,132	4,603	25,529	347,632	873	346,759	237,645	3,283	234,362	106,053	7,363	98,690	68,728	1,424	67,304
Committed	1,307			843			4,603			873			414			406			360		
Asserted	0																				
Total	1,307			843			4,603			873			414			406			360		

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	15,326	121,468
Town of Pittsboro	71,533	82,631
Town of Cary	5,337	536
Town of Goldston	1,139	16,041
Town of Apex	1	3,856
Unincorporated Chatham County	74,867	565,658
Countywide Totals	168,203	790,190
Total Committed	2,150	6,656
Total Asserted	0	0
Total Committed & Asserted	2,150	6,656

Growth Allocation by Jurisdiction, All Together - 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	947,368	6,695,789	17,387,931	0	17,387,931	9,002,121	0	9,002,121	3,601,724	59,655	3,542,069	5,115,313	0	5,115,313
Town of Pittsboro	3,684	0	3,684	9,000,000	153,103	8,846,897	9,383,636	558,485	8,825,152	4,694,828	1,815,517	2,879,310	3,732,188	243,438	3,488,750
Town of Cary	102,632	0	102,632	0	0	0	84,242	0	84,242	10,345	3,103	7,241	10,313	0	10,313
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	47,931	1,010,000	1,015,938	0	1,015,938
Town of Apex	1,322,632	480,000	842,632	179,310	0	179,310	61,212	0	61,212	64,828	21,724	43,103	135,313	8,750	126,563
Unincorporated Chatham County	6,781,579	995,263	5,786,316	91,529,310	147,931	91,381,379	52,100,606	436,364	51,664,242	27,140,345	591,034	26,549,310	11,468,438	192,813	11,275,625
Countywide Totals	15,858,947	2,422,632	13,436,316	119,873,103	301,034	119,572,069	72,013,636	994,848	71,018,788	36,570,000	2,538,966	34,031,034	21,477,500	445,000	21,032,500

Total Demand (Growth Allocation), All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	341	1,973
Town of Pittsboro	18,683	8,331
Town of Cary	291	9
Town of Goldston	3	139
Town of Apex	0	1,003
Unincorporated Chatham County	1,061	6,091
Countywide Totals	20,379	17,546

Guide Total Check

Has Committed Development

Household Population Growth Allocation by Jurisdiction, All Together - 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	832	28,358	6,356	0	6,356	35,546	832	34,714
Town of Pittsboro	112,674	41,434	71,241	47,921	3,217	44,704	160,595	44,650	115,945
Town of Cary	11,973	478	11,495	813	180	633	12,786	658	12,128
Town of Goldston	595	7	588	1,692	0	1,692	2,287	7	2,280
Town of Apex	2	0	2	0	0	0	2	0	2
Unincorporated Chatham County	76,623	2,001	74,623	82,147	455	81,691	158,770	2,456	156,314
Countywide Totals	231,058	44,752	186,306	138,928	3,852	135,076	369,986	48,604	321,383

Chatham County Average Household Size

Single Family	Multi Family
2.44	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
150,696	43,236	23,281	21,521	12,947	65,846	92,064	18,399

Durham County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
727,706	124,676	227,331	33,951	140,743	619,761	135,728	92,263

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	108,866	40,927	67,939	202,771	21,586	181,185	24,522	20,684	3,838	111,995	11,508	100,487	268,369	54,310	214,059	104,198	73,775	30,423	77,120	16,841	60,279
Town of Chapel Hill	155	119	36	2,206	265	1,941	0	0	0	1,949	796	1,153	2,639	1,591	1,048	3,442	3,415	27	95	20	75
Research Triangle Park	7,779	2,178	5,601	21,960	1,430	20,530	773	710	63	22,892	643	22,249	80,343	9,945	70,398	26,129	14,848	11,281	14,738	1,536	13,202
City of Raleigh	97	4	93	37	0	37	57	45	12	35	0	35	41	0	41	33	20	13	21	1	20
Unincorporated Durham County	7,779	8	7,771	357	0	357	8,599	82	8,517	3,872	0	3,872	268,369	0	268,369	1,926	6	1,920	289	1	288
Countywide Totals	124,676	43,236	81,440	227,331	23,281	204,050	33,951	21,521	12,430	140,743	12,947	127,796	619,761	65,846	553,915	135,728	92,064	43,664	92,263	18,399	73,864
Committed	9,453			12,065			1,428			783			5,397			639			944		
Asserted	0			4,674						127			1,024			1,151			256		
Total	9,453	9,453		16,739	16,739		1,428	1,428		910	910		6,421	6,421		1,790	1,790		1,200	1,200	

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Durham	311,637	586,204
Town of Chapel Hill	2,361	8,125
RTP	29,739	144,875
City of Raleigh	134	187
Unincorporated Durham County	8,136	283,055
Countywide Totals	352,007	1,022,446
Total Committed	21,518	9,191
Total Asserted	4,674	2,558
Total Committed & Asserted	26,192	11,749

Growth Allocation by Jurisdiction, All Together - 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	12,906,316	10,886,316	2,020,000	38,618,966	3,968,276	34,650,690	81,323,939	16,457,576	64,866,364	35,930,345	25,439,655	10,490,690	24,100,000	5,262,813	18,837,188
Town of Chapel Hill	0	0	0	672,069	274,483	397,586	799,697	482,121	317,576	1,186,897	1,177,586	9,310	29,688	6,250	23,438
RTP	406,842	373,684	33,158	7,893,793	221,724	7,672,069	24,346,364	3,013,636	21,332,727	9,010,000	5,120,000	3,890,000	4,605,625	480,000	4,125,625
City of Raleigh	30,000	23,684	6,316	12,069	0	12,069	12,424	0	12,424	11,379	6,897	4,483	6,563	313	6,250
Unincorporated Durham County	4,525,789	43,158	4,482,632	1,335,172	0	1,335,172	81,323,939	0	81,323,939	664,138	2,069	662,069	90,313	313	90,000
Countywide Totals	17,868,947	11,326,842	6,542,105	48,532,069	4,464,483	44,067,586	187,806,364	19,953,333	167,853,030	46,802,759	31,746,207	15,056,552	28,832,188	5,749,688	23,082,500

Total Demand (Growth Allocation), All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	62,513	177,118
Town of Chapel Hill	384	5,822
RTP	3,608	27,682
City of Raleigh	4	66
Unincorporated Durham County	8	89
Countywide Totals	66,517	210,777

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, All Together - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	272,165	102,318	169,848	371,071	39,502	331,569	643,236	141,820	501,416
Town of Chapel Hill	388	298	90	4,037	485	3,552	4,424	782	3,642
Research Triangle Park	19,448	5,445	14,003	40,187	2,617	37,570	59,634	8,062	51,572
City of Raleigh	243	10	233	68	0	68	310	10	300
Unincorporated Durham County	19,448	20	19,428	653	0	653	20,101	20	20,081
Countywide Totals	311,690	108,090	203,600	416,016	42,604	373,412	727,706	150,694	577,012

Durham County Average Household Size

Single Family	Multi Family
2.5	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
64,112	23,685	1,247	2,418	612	2,228	3,289	512

Franklin County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
210,302	65,460	21,441	23,560	33,073	74,769	35,254	15,755

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, All Together - 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	6,855	5,552	1,303	13,776	1,091	12,685	1,222	786	436	4,095	251	3,844	18,762	1,734	17,028	5,962	1,423	4,539	3,473	363	3,110
Town of Franklinton	5,932	4,077	1,855	6,207	144	6,063	1,133	301	832	10,331	311	10,020	16,971	470	16,501	8,591	1,142	7,449	6,197	94	6,103
Town of Louisburg	3,733	1,146	2,587	178	0	178	972	150	822	2,902	38	2,864	1,540	10	1,530	1,286	61	1,225	1,140	15	1,125
Town of Bunn	3,533	1,845	1,688	8	2	6	347	238	109	4	0	4	9	0	9	1	1	0	2	0	2
Town of Wake Forest	934	899	35	5	3	2	15	8	7	77	3	74	2	0	2	17	2	15	64	0	64
Unincorporated Franklin County	44,473	10,166	34,307	1,267	7	1,260	19,871	935	18,936	15,664	9	15,655	37,485	14	37,471	19,397	660	18,737	4,879	40	4,839
Countywide Totals	65,460	23,685	41,775	21,441	1,247	20,194	23,560	2,418	21,142	33,073	612	32,461	74,769	2,228	72,541	35,254	3,289	31,965	15,755	512	15,243
Total Committed	1,968			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	1,968	1,968		0			0			0			0			0			0		

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	20,631	33,514
Town of Franklinton	12,139	43,223
Town of Louisburg	3,911	7,840
Town of Bunn	3,541	363
Town of Wake Forest	939	175
Unincorporated Franklin County	45,740	97,296
Countywide Totals	86,901	182,411
Total Committed	1,968	0
Total Asserted	0	0
Total Committed & Asserted	1,968	0

Growth Allocation by Jurisdiction, All Together - 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	643,158	413,684	229,474	1,412,069	86,552	1,325,517	5,685,455	525,455	5,160,000	2,055,862	490,690	1,565,172	1,085,313	113,438	971,875
Town of Franklinton	596,316	158,421	437,895	3,562,414	107,241	3,455,172	5,142,727	142,424	5,000,303	2,962,414	393,793	2,568,621	1,936,563	29,375	1,907,188
Town of Louisburg	511,579	78,947	432,632	1,000,690	13,103	987,586	466,667	3,030	463,636	443,448	21,034	422,414	356,250	4,688	351,563
Town of Bunn	182,632	125,263	57,368	1,379	0	1,379	2,727	0	2,727	345	345	0	625	0	625
Town of Wake Forest	7,895	4,211	3,684	26,552	1,034	25,517	606	0	606	5,862	690	5,172	20,000	0	20,000
Unincorporated Franklin County	10,458,421	492,105	9,966,316	5,401,379	3,103	5,398,276	11,359,091	4,242	11,354,848	6,688,621	227,586	6,461,034	1,524,688	12,500	1,512,188
Countywide Totals	12,400,000	1,272,632	11,127,368	11,404,483	211,034	11,193,448	22,657,273	675,152	21,982,121	12,156,552	1,134,138	11,022,414	4,923,438	160,000	4,763,438

Total Demand (Growth Allocation), All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	6,643	4,557
Town of Franklinton	4,221	2,318
Town of Louisburg	1,146	274
Town of Bunn	1,847	239
Town of Wake Forest	902	13
Unincorporated Franklin County	10,173	1,658
Countywide Totals	24,932	9,059

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, All Together - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	17,892	14,491	3,401	25,348	2,007	23,340	43,239	16,498	26,741
Town of Franklinton	15,483	10,641	4,842	11,421	265	11,156	26,903	10,906	15,997
Town of Louisburg	9,743	2,991	6,752	328	0	328	10,071	2,991	7,080
Town of Bunn	9,221	4,815	4,406	15	4	11	9,236	4,819	4,417
Town of Wake Forest	2,438	2,346	91	9	6	4	2,447	2,352	95
Unincorporated Franklin County	116,075	26,533	89,541	2,331	13	2,318	118,406	26,546	91,860
Countywide Totals	170,851	61,818	109,033	39,451	2,294	37,157	210,302	64,112	146,190

Franklin County Average Household Size

Single Family	Multi Family
2.61	1.84

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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 (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
302,910	111,968	5,753	8,381	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	5,278	6,788	3,706	758	2,948	5,324	818	4,506	27,491	263	27,228	19,564	334	19,230	17,186	1,247	15,939	7,605	242	7,363
Town of Creedmoor	3,416	1,288	2,128	380	35	345	1,748	76	1,672	4,887	3	4,884	3,555	100	3,455	2,877	154	2,723	1,669	71	1,598
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	96,081	1,376	94,705	1,663	96	1,567	1,309	0	1,309	16,545	11	16,534	10,747	30	10,717	9,652	0	9,652	5,149	1	5,148
Countywide Totals	111,968	7,998	103,970	5,753	889	4,864	8,381	894	7,487	49,023	277	48,746	33,937	464	33,473	29,777	1,401	28,376	14,450	314	14,136

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Butner	15,772	77,170
Town of Creedmoor	3,796	14,736
Town of Stem	409	260
Unincorporated Granville County	97,744	43,402
Countywide Totals	117,721	135,568

Growth Allocation by Jurisdiction, All Together - 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	430,526	2,371,579	9,479,655	90,690	9,388,966	5,928,485	101,212	5,827,273	5,926,207	430,000	5,496,207	2,376,563	75,625	2,300,938
Town of Creedmoor	920,000	40,000	880,000	1,685,172	1,034	1,684,138	1,077,273	30,303	1,046,970	992,069	53,103	938,966	521,563	22,188	499,375
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	3,793	5,701,379	3,256,667	9,091	3,247,576	3,328,276	0	3,328,276	1,609,063	313	1,608,750
Countywide Totals	4,411,053	470,526	3,940,526	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), All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	6,036	2,904
Town of Creedmoor	1,323	404
Town of Stem	56	0
Unincorporated Granville County	1,472	42
Countywide Totals	8,887	3,350

Guide Total Check

Household Population Growth Allocation by Jurisdiction, All Together - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	31,372	13,723	17,649	7,597	1,554	6,043	38,969	15,277	23,692
Town of Creedmoor	8,882	3,349	5,533	779	72	707	9,661	3,421	6,240
Town of Stem	1,053	146	907	8	0	8	1,061	146	916
Unincorporated Granville County	249,811	3,578	246,233	3,409	197	3,212	253,220	3,774	249,445
Countywide Totals	291,117	20,795	270,322	11,794	1,822	9,971	302,910	22,617	280,293

Granville County Average Household Size

Single Family	Multi Family
2.6	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
22,890	7,560	840	136	1,412	1,337	2,802	693

Harnett County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
482,782	169,058	4,595	1,292	109,317	50,765	43,115	47,989

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	1,085	3,751	1,037	302	735	292	6	286	4,196	112	4,084	2,017	30	1,987	1,246	82	1,164	1,733	56	1,677
Town of Lillington	7,915	2,932	4,983	1,131	146	985	614	103	511	15,069	340	14,729	13,679	485	13,194	10,892	564	10,328	7,970	327	7,643
Town of Coats	4,784	218	4,566	905	238	667	224	1	223	7,074	242	6,832	5,914	135	5,779	4,142	456	3,686	3,624	135	3,489
Town of Erwin	4,655	137	4,518	0	0	0	17	0	17	977	1	976	221	0	221	294	26	268	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	146,841	3,188	143,653	1,519	151	1,368	145	26	119	82,001	717	81,284	28,934	687	28,247	26,541	1,674	24,867	34,124	175	33,949
Countywide Totals	169,058	7,560	161,498	4,595	840	3,755	1,292	136	1,156	109,317	1,412	107,905	50,765	1,337	49,428	43,115	2,802	40,313	47,989	693	47,296
Total Committed	4,876			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	4,876	4,876		0			0			0			0			0			0		

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Angier	5,873	9,484
Town of Lillington	9,046	48,224
Town of Coats	5,689	20,978
Town of Erwin	4,655	2,047
Town of Fuquay-Varina	30	0
Unincorporated Harnett County	148,360	171,745
Countywide Totals	173,653	252,478
Total Committed	4,876	0
Total Asserted	0	0
Total Committed & Asserted	4,876	0

Growth Allocation by Jurisdiction, All Together - 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	3,158	150,526	1,446,897	38,621	1,408,276	611,212	9,091	602,121	429,655	28,276	401,379	541,563	17,500	524,063
Town of Lillington	323,158	54,211	268,947	5,196,207	117,241	5,078,966	4,145,152	146,970	3,998,182	3,755,862	194,483	3,561,379	2,490,625	102,188	2,388,438
Town of Coats	117,895	526	117,368	2,439,310	83,448	2,355,862	1,792,121	40,909	1,751,212	1,428,276	157,241	1,271,034	1,132,500	42,188	1,090,313
Town of Erwin	8,947	0	8,947	336,897	345	336,552	66,970	0	66,970	101,379	8,966	92,414	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	13,684	62,632	28,276,207	247,241	28,028,966	8,767,879	208,182	8,559,697	9,152,069	577,241	8,574,828	10,663,750	54,688	10,609,063
Countywide Totals	680,000	71,579	608,421	37,695,517	486,897	37,208,621	15,383,333	405,152	14,978,182	14,867,241	966,207	13,901,034	14,996,563	216,563	14,780,000

Total Demand (Growth Allocation), All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Angier	1,387	286
Town of Lillington	3,078	1,819
Town of Coats	456	969
Town of Erwin	137	27
Town of Fuquay-Varina	3	0
Unincorporated Harnett County	3,339	3,279
Countywide Totals	8,400	6,380

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, All Together - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	13,541	3,038	10,503	2,126	619	1,507	15,667	3,657	12,010
Town of Lillington	22,162	8,210	13,952	2,319	299	2,019	24,481	8,509	15,972
Town of Coats	13,395	610	12,785	1,855	488	1,367	15,250	1,098	14,152
Town of Erwin	13,034	384	12,650	0	0	0	13,034	384	12,650
Town of Fuquay-Varina	76	0	76	6	6	0	82	6	76
Unincorporated Harnett County	411,155	8,926	402,228	3,114	310	2,804	414,269	9,236	405,033
Countywide Totals	473,362	21,168	452,194	9,420	1,722	7,698	482,782	22,890	459,892

Harnett County Average Household Size

Single Family	Multi Family
2.8	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
202,910	67,337	7,482	5,354	4,126	10,170	22,893	3,923

Johnston County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
453,455	132,872	43,762	114,235	230,776	291,628	114,855	79,119

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, All Together - 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	35,721	30,944	4,777	28,228	6,706	21,522	6,945	1,539	5,406	35,773	3,316	32,457	62,001	9,108	52,893	18,581	8,996	9,585	20,465	3,007	17,458
Town of Benson	5,690	3,949	1,741	647	60	587	5,886	74	5,812	7,990	100	7,890	4,397	23	4,374	4,099	928	3,171	3,020	45	2,975
Town of Wilson's Mills	2,516	2,311	205	647	42	605	4,996	367	4,629	11,175	44	11,131	7,504	391	7,113	5,259	1,313	3,946	3,998	295	3,703
Town of Kenly	1,723	1,013	710	195	0	195	105	2	103	1,160	1	1,159	2,160	0	2,160	2,951	254	2,697	604	22	582
Town of Micro	1,385	819	566	0	0	0	8	0	8	8,277	117	8,160	75,743	0	75,743	9,396	1,407	7,989	0	0	0
Town of Selma	3,764	2,731	1,033	4,419	64	4,355	14,341	1,063	13,278	29,344	408	28,936	22,819	416	22,403	12,887	2,769	10,118	10,083	283	9,800
Town of Smithfield	12,102	8,229	3,873	1,840	7	1,833	7,371	1,555	5,816	30,494	73	30,421	20,398	148	20,250	13,125	4,015	9,110	9,882	233	9,649
Town of Four Oaks	12,066	7,953	4,113	1	0	1	10,596	669	9,927	1,486	40	1,446	338	1	337	449	132	317	828	2	826
Town of Archer Lodge	1,133	824	309	7	0	7	288	51	237	174	3	171	207	0	207	80	25	55	139	0	139
Town of Pine Level	1,914	1,296	618	179	0	179	1,448	25	1,423	1,530	6	1,524	403	2	401	504	124	380	474	3	471
Town of Princeton	1,195	647	548	7	0	7	1,084	1	1,083	325	0	325	148	0	148	77	8	69	242	8	234
Unincorporated Johnson County	53,663	6,621	47,042	7,592	603	6,989	39,848	8	39,840	103,048	18	103,030	95,510	81	95,429	47,447	2,922	44,525	29,384	25	29,359
Countywide Totals	132,872	67,337	65,535	43,762	7,482	36,280	114,235	5,354	87,562	230,776	4,126	226,650	291,628	10,170	281,458	114,855	22,893	91,962	79,119	3,923	75,196
Total Committed	6,411			1,670			1,228			0			0			0			0		
Total Asserted	0			648			0			0			0			0			0		
Total Committed & Asserted	6,411	6,411		2,318	2,318		1,228	1,228		0			0			0			0		

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	63,949	143,765
Town of Benson	6,337	25,392
Town of Wilson's Mills	3,163	32,932
Town of Kenly	1,918	6,980
Town of Micro	1,385	93,424
Town of Selma	8,183	89,474
Town of Smithfield	13,942	81,270
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	61,255	315,237
Countywide Totals	176,634	809,294
Total Committed	8,081	1,228
Total Asserted	648	0
Total Committed & Asserted	8,729	1,228

Growth Allocation by Jurisdiction, All Together - 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	3,655,263	810,000	2,845,263	12,335,517	1,143,448	11,192,069	18,788,182	2,760,000	16,028,182	6,407,241	3,102,069	3,305,172	6,395,313	939,688	5,455,625
Town of Benson	3,097,895	38,947	3,058,947	2,755,172	34,483	2,720,690	1,332,424	6,970	1,325,455	1,413,448	320,000	1,093,448	943,750	14,063	929,688
Town of Wilson's Mills	2,629,474	193,158	2,436,316	3,853,448	15,172	3,838,276	2,273,939	118,485	2,155,455	1,813,448	452,759	1,360,690	1,249,375	92,188	1,157,188
Town of Kenly	55,263	1,053	54,211	400,000	345	399,655	654,545	0	654,545	1,017,586	87,586	930,000	188,750	6,875	181,875
Town of Micro	4,211	0	4,211	2,854,138	40,345	2,813,793	22,952,424	0	22,952,424	3,240,000	485,172	2,754,828	0	0	0
Town of Selma	7,547,895	559,474	6,988,421	10,118,621	140,690	9,977,931	6,914,848	126,061	6,788,788	4,443,793	954,828	3,488,966	3,150,938	88,438	3,062,500
Town of Smithfield	3,879,474	818,421	3,061,053	10,515,172	25,172	10,490,000	6,181,212	44,848	6,136,364	4,525,862	1,384,483	3,141,379	3,088,125	72,813	3,015,313
Town of Four Oaks	5,576,842	352,105	5,224,737	512,414	13,793	498,621	102,424	303	102,121	154,828	45,517	109,310	258,750	625	258,125
Town of Archer Lodge	151,579	26,842	124,737	60,000	1,034	58,966	62,727	0	62,727	27,586	8,621	18,966	43,438	0	43,438
Town of Pine Level	762,105	13,158	748,947	527,586	2,069	525,517	122,121	606	121,515	173,793	42,759	131,034	148,125	938	147,188
Town of Princeton	570,526	526	570,000	112,069	0	112,069	44,848	0	44,848	26,552	2,759	23,793	75,625	2,500	73,125
Unincorporated Johnson County	20,972,632	4,211	20,968,421	35,533,793	6,207	35,527,586	28,942,424	24,545	28,917,879	16,361,034	1,007,586	15,353,448	9,182,500	7,813	9,174,688
Countywide Totals	48,903,158	2,817,895	46,085,263	79,577,931	1,422,759	78,155,172	88,372,121	3,081,818	85,290,303	39,605,172	7,894,138	31,711,034	24,724,688	1,225,938	23,498,750

Total Demand (Growth Allocation), All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	37,650	25,966
Town of Benson	4,009	1,170
Town of Wilson's Mills	2,353	2,410
Town of Kenly	1,013	279
Town of Micro	819	1,524
Town of Selma	2,795	4,939
Town of Smithfield	8,236	6,024
Town of Four Oaks	7,953	844
Town of Archer Lodge	824	79
Town of Pine Level	1,296	160
Town of Princeton	647	17
Unincorporated Johnson County	7,224	3,054
Countywide Totals	74,819	46,466

Household Population Growth Allocation by Jurisdiction, All Together - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	100,376	86,953	13,423	51,657	12,272	39,385	152,033	99,225	52,809
Town of Benson	15,989	11,097	4,892	1,184	110	1,074	17,173	11,206	5,966
Town of Wilson's Mills	7,070	6,494	576	1,184	77	1,107	8,254	6,571	1,683
Town of Kenly	4,842	2,847	1,995	357	0	357	5,198	2,847	2,352
Town of Micro	3,892	2,301	1,590	0	0	0	3,892	2,301	1,590
Town of Selma	10,577	7,674	2,903	8,087	117	7,970	18,664	7,791	10,872
Town of Smithfield	34,007	23,123	10,883	3,367	13	3,354	37,374	23,136	14,238
Town of Four Oaks	33,905	22,348	11,558	2	0	2	33,907	22,348	11,559
Town of Archer Lodge	3,184	2,315	868	13	0	13	3,197	2,315	881
Town of Pine Level	5,378	3,642	1,737	328	0	328	5,706	3,642	2,064
Town of Princeton	3,358	1,818	1,540	13	0	13	3,371	1,818	1,553
Unincorporated Johnson County	150,793	18,605	132,188	13,893	1,103	12,790	164,686	19,709	144,978
Countywide Totals	373,370	189,217	184,153	80,084	13,692	66,392	453,455	202,909	250,546

Johnston County Average Household Size

Single Family	Multi Family
2.81	1.83

Committed / Asserted Development Includec

Guide Total Check

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
646	224	39	22	7	24	60	7

Nash County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
10,908	4,250	57	4,360	3,703	917	1,127	2,126

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	185	888	57	39	18	4,258	22	4,236	3,318	7	3,311	763	24	739	984	60	924	1,905	7	1,898
Unincorporated Nash County	3,177	39	3,138	0	0	0	102	0	102	385	0	385	154	0	154	143	0	143	221	0	221
Countywide Totals	4,250	224	4,026	57	39	18	4,360	22	4,338	3,703	7	3,696	917	24	893	1,127	60	1,067	2,126	7	2,119

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,130	11,228
Unincorporated Nash County	3,177	1,005
Countywide Totals	4,307	12,233

Growth Allocation by Jurisdiction, All Together - 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	1,144,138	2,188	1,141,950	231,212	7,273	223,939	339,310	20,690	318,621	595,313	2,188	593,125
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	1,276,897	2,188	1,274,709	277,879	7,273	270,606	388,621	20,690	367,931	664,375	2,188	662,188

Total Demand, All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	224	120
Unincorporated Nash County	39	0
Countywide Totals	263	120

Guide Total Check

Household Population Growth Allocation by Jurisdiction, All Together - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,725	470	2,256	113	78	36	2,839	548	2,291
Unincorporated Nash County	8,070	99	7,971	0	0	0	8,070	99	7,971
Countywide Totals	10,795	569	10,226	113	78	36	10,908	647	10,262

Nash County Average Household Size

Single Family	Multi Family
2.54	1.99

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
49,246	13,688	7,370	2,369	2,732	13,665	26,868	3,225

Orange County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
267,618	40,023	86,962	86,558	84,778	136,635	63,777	43,782

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, All Together - 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	1,673	1,120	553	6,411	368	6,043	277	3	274	1,522	93	1,429	6,678	241	6,437	135	101	34	139	55	84
Town of Chapel Hill	5,916	4,721	1,195	27,582	6,419	21,163	19	5	14	13,019	2,313	10,706	29,619	10,138	19,481	11,286	11,003	283	4,675	2,385	2,290
Town of Hillsborough	6,711	5,261	1,450	12,046	483	11,563	326	6	320	12,890	325	12,565	30,918	3,175	27,743	7,181	5,508	1,673	4,632	750	3,882
City of Mebane	1,184	902	282	462	0	462	9,089	567	8,522	769	0	769	434	0	434	512	407	105	336	0	336
Unincorporated Orange County	24,539	1,684	22,855	40,461	100	40,361	76,847	1,788	75,059	56,578	0	56,578	68,986	111	68,875	44,663	9,849	34,814	34,000	35	33,965
Countywide Totals	40,023	13,688	26,335	86,962	7,370	79,592	86,558	2,369	84,189	84,778	2,731	82,047	136,635	13,665	122,970	63,777	26,868	36,909	43,782	3,225	40,557
Total Committed	2,822			4,701			1,015			1,590			2,268			1,363			914		
Total Asserted	0			1,933			0			273			2,776			2,618			23		
Total Committed & Asserted	2,822	2,822		6,634	6,634		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	8,084	8,751
Town of Chapel Hill	33,498	58,618
Town of Hillsborough	18,757	55,947
City of Mebane	1,646	11,140
Unincorporated Orange County	65,000	281,074
Countywide Totals	126,985	415,530
Total Committed	7,523	7,150
Total Asserted	1,933	5,690
Total Committed & Asserted	9,456	12,840

Growth Allocation by Jurisdiction, (All Together - 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	1,579	144,211	524,828	32,069	492,759	2,023,636	73,030	1,950,606	46,552	34,828	11,724	43,438	17,188	26,250
Town of Chapel Hill	10,000	2,632	7,368	4,489,310	797,586	3,691,724	8,975,455	3,072,121	5,903,333	3,891,724	3,794,138	97,586	1,460,938	745,313	715,625
Town of Hillsborough	171,579	3,158	168,421	4,444,828	112,069	4,332,759	9,369,091	962,121	8,406,970	2,476,207	1,899,310	576,897	1,447,500	234,375	1,213,125
City of Mebane	4,783,684	298,421	4,485,263	265,172	0	265,172	131,515	0	131,515	176,552	140,345	36,207	105,000	0	105,000
Unincorporated Orange County	40,445,789	941,053	39,504,737	19,509,655	0	19,509,655	20,904,848	33,636	20,871,212	15,401,034	3,396,207	12,004,828	10,625,000	10,938	10,614,063
Countywide Totals	45,556,842	1,246,842	44,310,000	29,233,793	941,724	28,292,069	41,404,545	4,140,909	37,263,636	21,992,069	9,264,828	12,727,241	13,681,875	1,007,813	12,674,063

Total Demand, All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	1,488	493
Town of Chapel Hill	11,140	25,844
Town of Hillsborough	5,744	9,764
City of Mebane	902	974
Unincorporated Orange County	1,784	11,783
Countywide Totals	21,058	48,858

Includes Committed / Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction,All Together - 2055 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	4,316	2,890	1,427	12,117	696	11,421	16,433	3,585	12,848
Town of Chapel Hill	15,263	12,180	3,083	52,130	12,132	39,998	67,393	24,312	43,081
Town of Hillsborough	17,314	13,573	3,741	22,767	913	21,854	40,081	14,486	25,595
City of Mebane	3,055	2,327	728	873	0	873	3,928	2,327	1,601
Unincorporated Orange County	63,311	4,345	58,966	76,471	189	76,282	139,782	4,534	135,248
Countywide Totals	103,259	35,315	67,944	164,358	13,929	150,429	267,618	49,244	218,373

Orange County Average Household Size

Single Family	Multi Family
2.58	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
5,396	2,142	113	0	191	222	899	98

Person County Build-Out Potential (All Together - 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	1,397	1,802	264	113	151	616	0	616	1,814	77	1,737	554	177	377	652	486	166	1,040	73	967
Unincorporated Person County	10,943	745	10,198	0	0	0	1,787	0	1,787	5,613	114	5,499	897	45	852	937	413	524	1,132	25	1,107
Countywide Totals	14,142	2,142	12,000	264	113	151	2,403	0	2,403	7,427	191	7,236	1,451	222	1,229	1,589	899	690	2,172	98	2,074
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, All Together - 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, All Together - 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	26,552	598,966	167,879	53,636	114,242	224,828	167,586	57,241	325,000	22,813	302,188
Unincorporated Person	940,526	0	940,526	1,935,517	39,310	1,896,207	271,818	13,636	258,182	323,103	142,414	180,690	353,750	7,813	345,938
Countywide Totals	1,264,737	0	1,264,737	2,561,034	65,862	2,495,172	439,697	67,273	372,424	547,931	310,000	237,931	678,750	30,625	648,125

Total Demand, All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	1,510	813
Unincorporated Person	745	597
Countywide Totals	2,255	1,410

Guide Total Check

Household Population Growth Allocation by Jurisdiction, All Together - 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	3,339	4,307	649	278	371	8,295	3,617	4,678
Unincorporated Person County	26,154	1,781	24,373	0	0	0	26,154	1,781	24,373
Countywide Totals	33,799	5,119	28,680	649	278	371	34,449	5,397	29,051

Person County Average Household Size

Single Family	Multi Family
2.39	2.46

2055 MTP CommunityViz Growth Model Output by Jurisdiction - All Together (04.09.25)

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

POP	SF	MF	IND	RET	OFF	SRL	SRH
835,102	234,579	100,534	49,772	76,012	199,236	341,739	59,195

Wake County Build-Out Potential (All Together - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,546,915	304,504	375,412	115,224	441,262	663,301	350,376	233,261

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	128,336	96,173	32,163	202,758	62,135	140,623	32,872	16,202	16,670	116,238	40,269	75,969	282,143	107,304	174,839	140,291	139,206	1,085	82,958	37,118	45,840
Town of Wake Forest	5,940	4,941	999	5,386	2,075	3,311	872	754	118	17,932	1,984	15,948	15,897	2,165	13,732	10,211	9,997	214	8,884	752	8,132
Town of Rolesville	6,942	6,270	672	3,680	240	3,440	152	67	85	24,746	1,159	23,587	14,915	586	14,329	6,568	6,513	55	8,384	506	7,878
Town of Knightdale	8,312	7,845	467	7,059	1,414	5,645	5,720	3,764	1,956	25,053	3,180	21,873	24,343	7,128	17,215	11,398	11,019	379	10,577	1,716	8,861
Town of Zebulon	4,361	4,099	262	926	0	926	1,091	369	722	9,629	46	9,583	11,548	350	11,198	8,227	8,100	127	5,269	134	5,135
Town of Wendell	8,353	6,402	1,951	5,715	1,472	4,243	3,223	1,204	2,019	31,353	192	31,161	16,998	683	16,315	6,650	6,229	421	12,111	762	11,349
Town of Garner	30,851	21,982	8,869	29,510	3,530	25,980	12,374	9,298	3,076	45,229	2,684	42,545	64,838	9,424	55,414	37,766	34,352	3,414	19,110	1,882	17,228
Town of Holly Springs	18,165	11,250	6,915	5,226	1,512	3,714	20,877	6,545	14,332	24,551	2,073	22,478	14,512	1,497	13,015	15,973	15,699	274	9,584	343	9,241
Town of Fuquay-Varina	42,076	31,282	10,794	10,723	2,000	8,723	14,519	5,748	8,771	43,130	3,029	40,101	33,169	1,958	31,211	24,258	23,259	999	21,737	1,954	19,783
Town of Apex	19,086	15,680	3,406	33,680	7,947	25,733	15,954	3,316	12,638	62,171	7,254	54,917	64,999	10,127	54,872	40,654	39,392	1,262	25,855	2,562	23,293
Town of Cary	26,332	24,081	2,251	54,288	14,041	40,247	3,703	1,488	2,215	34,240	12,082	22,158	77,022	32,540	44,482	38,176	38,029	147	22,310	8,612	13,698
Town of Morrisville	3,150	3,061	89	12,692	3,980	8,712	522	520	2	4,278	1,868	2,410	25,218	16,891	8,327	6,001	5,998	3	3,574	1,448	2,126
Town of Angier	527	371	156	0	0	0	297	198	99	271	0	271	238	19	219	77	77	0	218	0	218
Research Triangle Park	665	569	96	2,751	182	2,569	0	0	0	1,491	105	1,386	14,109	7,461	6,648	3,120	3,047	73	861	249	612
Town of Clayton	89	47	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	216	208	8	586	6	580	0	0	0	345	38	307	1,030	185	845	387	387	0	245	79	166
Unincorporated Wake County	1,103	318	785	432	0	432	3,048	299	2,749	605	55	550	2,322	922	1,400	619	438	181	1,584	1,080	504
Countywide Totals	304,504	234,579	69,925	375,412	100,534	274,878	115,224	49,772	65,452	441,262	76,018	365,244	663,301	199,240	464,061	350,376	341,742	8,634	233,261	59,197	174,064
Total Committed	45,644			58,173			16,027			11,244			32,607			6,938			6,696		
Total Asserted	0			7,255			958			782			9,709			6,815			2,740		
Total Committed & Asserted	45,644	45,644	0	65,428	65,428	0	16,985	16,985	0	12,026	12,026	0	42,316	42,316	0	13,753	13,753	0	9,436	9,436	0

Total Capacity, All Together - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	331,094	654,502
Town of Wake Forest	11,326	53,796
Town of Rolesville	10,622	54,765
Town of Knightdale	15,371	77,091
Town of Zebulon	5,287	35,764
Town of Wendell	14,068	70,335
Town of Garner	60,361	179,317
Town of Holly Springs	23,391	85,497
Town of Fuquay-Varina	52,799	136,813
Town of Apex	52,766	209,633
Town of Cary	80,620	175,451
Town of Morrisville	15,842	39,593
Town of Angier	527	1,101
Research Triangle Park	3,416	19,581
Town of Clayton	89	0
City of Durham	802	2,007
Unincorporated Wake County	1,535	8,178
Countywide Totals	679,916	1,803,424
Total Committed	103,817	73,512
Total Asserted	7,255	21,004
Total Committed & Asserted	111,072	94,516

Growth Allocation by Jurisdiction, All Together - 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	17,301,053	8,527,368	8,773,684	40,082,069	13,885,862	26,196,207	85,497,879	32,516,364	52,981,515	48,376,207	48,002,069	374,138	25,924,375	11,599,375	14,325,000
Town of Wake Forest	458,947	396,842	62,105	6,183,448	684,138	5,499,310	4,817,273	656,061	4,161,212	3,521,034	3,447,241	73,793	2,776,250	235,000	2,541,250
Town of Rolesville	80,000	35,263	44,737	8,533,103	399,655	8,133,448	4,519,697	177,576	4,342,121	2,264,828	2,245,862	18,966	2,620,000	158,125	2,461,875
Town of Knightdale	3,010,526	1,981,053	1,029,474	8,638,966	1,096,552	7,542,414	7,376,667	2,160,000	5,216,667	3,930,345	3,799,655	130,690	3,305,313	536,250	2,769,063
Town of Zebulon	574,211	194,211	380,000	3,320,345	15,862	3,304,483	3,499,394	106,061	3,393,333	2,836,897	2,793,103	43,793	1,646,563	41,875	1,604,688
Town of Wendell	1,696,316	633,684	1,062,632	10,811,379	66,207	10,745,172	5,150,909	206,970	4,943,939	2,293,103	2,147,931	145,172	3,784,688	238,125	3,546,563
Town of Garner	6,512,632	4,893,684	1,618,947	15,596,207	925,517	14,670,690	19,647,879	2,855,758	16,792,121	13,022,759	11,845,517	1,177,241	5,971,875	588,125	5,383,750
Town of Holly Springs	10,987,895	3,444,737	7,543,158	8,465,862	714,828	7,751,034	4,397,576	453,636	3,943,939	5,507,931	5,413,448	94,483	2,995,000	107,188	2,887,813
Town of Fuquay-Varina	7,641,579	3,025,263	4,616,316	14,872,414	1,044,483	13,827,931	10,051,212	593,333	9,457,879	8,364,828	8,020,345	344,483	6,792,813	610,625	6,182,188
Town of Apex	8,396,842	1,745,263	6,651,579	21,438,276	2,501,379	18,936,897	19,696,667	3,068,788	16,627,879	14,018,621	13,583,448	435,172	8,079,688	800,625	7,279,063
Town of Cary	1,948,947	783,158	1,165,789	11,806,897	4,166,207	7,640,690	23,340,000	9,860,606	13,479,394	13,164,138	13,113,448	50,690	6,971,875	2,691,250	4,280,625
Town of Morrisville	274,737	273,684	1,053	1,475,172	644,138	831,034	7,641,818	5,118,485	2,523,333	2,069,310	2,068,276	1,034	1,116,875	452,500	664,375
Town of Angier	156,316	104,211	52,105	93,448	0	93,448	72,121	5,758	66,364	26,552	26,552	0	68,125	0	68,125
Research Triangle Park	0	0	0	514,138	36,207	477,931	4,275,455	2,260,909	2,014,545	1,075,862	1,050,690	25,172	269,063	77,813	191,250
Town of Clayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	0	0	0	118,966	13,103	105,862	312,121	56,061	256,061	133,448	133,448	0	76,563	24,688	51,875
Unincorporated Wake County	1,604,211	157,368	1,446,842	208,621	18,966	189,655	703,636	279,394	424,242	213,448	151,034	62,414	495,000	337,500	157,500
Countywide Totals	60,644,211	26,195,789	34,448,421	152,159,310	26,213,103	125,946,207	201,000,303	60,375,758	140,624,545	120,819,310	117,842,069	2,977,241	72,894,063	18,499,063	54,395,000

Total Demand, All Together - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	158,308	340,099
Town of Wake Forest	7,016	15,652
Town of Rolesville	6,510	8,831
Town of Knightdale	9,259	26,807
Town of Zebulon	4,099	8,999
Town of Wendell	7,874	9,070
Town of Garner	25,512	57,640
Town of Holly Springs	12,762	26,157
Town of Fuquay-Varina	33,282	35,948
Town of Apex	23,627	62,651
Town of Cary	38,122	92,751
Town of Morrisville	7,041	26,725
Town of Angier	371	294
Research Triangle Park	751	10,862
Town of Clayton	47	0
City of Durham	214	689
Unincorporated Wake County	318	2,794
Countywide Totals	335,113	725,969

Household Population Growth Allocation by Jurisdiction, All Together - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	352,924	264,476	88,448	383,213	117,435	265,777	736,137	381,911	354,226
Town of Wake Forest	16,335	13,588	2,747	10,180	3,922	6,258	26,515	17,510	9,005
Town of Rolesville	19,091	17,243	1,848	6,955	454	6,502	26,046	17,696	8,350
Town of Knightdale	22,858	21,574	1,284	13,342	2,672	10,669	36,200	24,246	11,953
Town of Zebulon	11,993	11,272	721	1,750	0	1,750	13,743	11,272	2,471
Town of Wendell	22,971	17,606	5,365	10,801	2,782	8,019	33,772	20,388	13,385
Town of Garner	84,840	60,451	24,390	55,774	6,672	49,102	140,614	67,122	73,492
Town of Holly Springs	49,954	30,938	19,016	9,877	2,858	7,019	59,831	33,795	26,036
Town of Fuquay-Varina	115,709	86,026	29,684	20,266	3,780	16,486	135,975	89,806	46,170
Town of Apex	52,487	43,120	9,367	63,655	15,020	48,635	116,142	58,140	58,002
Town of Cary	72,413	66,223	6,190	102,604	26,537	76,067	175,017	92,760	82,257
Town of Morrisville	8,663	8,418	245	23,988	7,522	16,466	32,650	15,940	16,710
Town of Angier	1,449	1,020	429	0	0	0	1,449	1,020	429
Research Triangle Park	1,829	1,565	264	5,199	344	4,855	7,028	1,909	5,119
Town of Clayton	245	129	116	0	0	0	245	129	116
City of Durham	594	572	22	1,108	11	1,096	1,702	583	1,118
Unincorporated Wake County	3,033	875	2,159	816	0	816	3,850	875	2,975
Countywide Totals	837,386	645,092	192,294	709,529	190,009	519,519	1,546,915	835,102	711,813

Wake County Average Household Size

Single Family	Multi Family
2.75	1.89

Committed/Asserted Development Included

Guide Total Check