2055 MTP - Growth Analysis Output Summary by County

Regional Growth Capacity Total Summary Table

		Total Population	Dwelling Units		Employment				
			Single Family	Multi-Family	Industrial	Retail	Office	Service - Low Rate	Service - High Rate
Alamance	2055 MTP Region Guide Total	0	0	0					
	2055 MTP Capacity								
Chatham	2055 MTP Region Guide Total	48,604	18,341	2,038	4,603	872	3,283	7,363	1,424
	2055 MTP Capacity	251,994	84,532	24,199	30,141	345,666	161,030	84,358	56,952
Durham	2055 MTP Region Guide Total	150,696	43,236	23,281	21,521	12,947	65,846	92,064	18,399
	2055 MTP Capacity	694,202	117,069	219,415	35,764	203,489	642,141	156,843	119,591
Franklin	2055 MTP Region Guide Total	64,112	23,685	1,247	2,418	612	2,228	3,289	512
	2055 MTP Capacity	213,959	64,617	24,624	23,581	33,632	79,208	36,633	16,452
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	22,890	7,560	840	136	1,412	1,337	2,802	693
	2055 MTP Capacity	482,734	169,070	4,555	1,292	109,317	50,765	44,814	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	454,895	132,594	44,976	114,235	231,649	293,899	131,089	79,532
Nash	2055 MTP Region Guide Total	646	224	39	22	7	24	60	7
	2055 MTP Capacity	10,916	4,253	57	4,360	3,728	922	1,134	2,140
Orange	2055 MTP Region Guide Total	49,246	13,688	7,370	2,369	2,732	13,665	26,868	3,225
	2055 MTP Capacity	170,095	28,808	50,672	91,589	88,640	83,959	76,400	50,436
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	1,753,165	361,875	401,063	110,238	523,309	734,130	442,051	281,923
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	4,369,745	1,089,092	775,578	422,036	1,595,880	2,081,442	1,004,688	671,637

Guide Totals match Demand Totals

Demand Exceeds Capacity

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

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

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

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	11,963	400	11,563	3,381	82	3,299	14,522	1,800	12,722	49,633	0	49,633	29,257	812	28,445	10,288	459	9,829	16,107	29	16,078
Town of Pittsboro	44,934	17,327	27,607	13,061	1,507	11,554	7	0	7	26,176	444	25,732	11,660	2,247	9,413	8,471	4,934	3,537	9,452	1,094	8,358
Town of Cary	4,907	300	4,607	430	218	212	195	0	195	0	0	0	278	35	243	30	16	14	33	5	28
Town of Goldston	244	0	244	895	0	895	10	0	10	5,152	0	5,152	4,560	0	4,560	3,068	297	2,771	3,251	0	3,251
Town of Apex	1	0	1	0	0	0	2,522	912	1,610	520	0	520	202	0	202	188	19	169	433	6	427
Unincorporated Chatham County	22,483	314	22,169	6,432	231	6,201	12,885	1,891	10,994	264,185	429	263,756	115,073	189	114,884	62,313	1,638	60,675	27,676	290	27,386
Countywide Totals	84,532	18,341	66,191	24,199	2,038	22,161	30,141	4,603	25,538	345,666	873	344,793	161,030	3,283	157,747	84,358	7,363	76,995	56,952	1,424	55,528
Committed	#REF!			#REF!			#REF!			#REF!			#REF!			#REF!			#REF!		
Asserted	0																				
Total	#REF!			#REF!			#REF!			#REF!			#REF!			#REF!			#REF!		

Total Capacity, Preferred Scenario - 2055 MTP

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

Growth Allocation by Jurisdiction, Preferred Scenario - 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	17,114,828	0	17,114,828	8,865,758	246,061	8,619,697	3,547,586	158,276	3,389,310	5,033,438	9,063	5,024,375
Town of Pittsboro	3,684	0	3,684	9,026,207	153,103	8,873,103	3,533,333	680,909	2,852,424	2,921,034	1,701,379	1,219,655	2,953,750	341,875	2,611,875
Town of Cary	102,632	0	102,632	0	0	0	84,242	10,606	73,636	10,345	5,517	4,828	10,313	1,563	8,750
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	102,414	955,517	1,015,938	0	1,015,938
Town of Apex	1,327,368	480,000	847,368	179,310	0	179,310	61,212	0	61,212	64,828	6,552	58,276	135,313	1,875	133,438
Unincorporated Chatham County	6,781,579	995,263	5,786,316	91,098,276	147,931	90,950,345	34,870,606	57,273	34,813,333	21,487,241	564,828	20,922,414	8,648,750	90,625	8,558,125
Countywide Totals	15,863,684	2,422,632	13,441,053	119,195,172	301,034	118,894,138	48,796,970	994,848	47,802,121	29,088,966	2,538,966	26,550,000	17,797,500	445,000	17,352,500

Total Demand (Growth Allocation), Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	482	3,100
Town of Pittsboro	18,834	8,719
Town of Cary	518	56
Town of Goldston	0	297
Town of Apex	0	937
Unincorporated Chatham County	545	4,437
Countywide Totals	20,379	17,546

Guide Total Check

Has Committed Development

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 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	976	28,214	6,390	155	6,235	35,580	1,131	34,449
Town of Pittsboro	109,639	42,278	67,361	24,685	2,848	21,837	134,324	45,126	89,198
Town of Cary	11,973	732	11,241	813	412	401	12,786	1,144	11,642
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	54,859	766	54,092	12,156	437	11,720	67,015	1,203	65,812
Countywide Totals	206,258	44,752	161,506	45,736	3,852	41,884	251,994	48,604	203,390

Chatham County Average Household Size

Single Family	Multi Family
2.44	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
694,202	117,069	219,415	35,764	203,489	642,141	156,843	119,591

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	101,191	42,419	58,772	204,427	21,719	182,708	26,358	20,716	5,642	162,810	11,335	151,475	269,649	49,610	220,039	116,449	69,853	46,596	99,448	16,701	82,747
Town of Chapel Hill	56	26	30	2,005	271	1,734	0	0	0	2,253	506	1,747	2,583	1,830	753	3,702	3,693	9	335	231	104
Research Triangle Park	7,864	761	7,103	11,421	1,292	10,129	750	701	49	34,337	1,106	33,231	100,255	14,406	85,849	34,219	18,505	15,714	19,205	1,467	17,738
City of Raleigh	94	12	82	13	0	13	57	56	1	32	0	32	5	0	5	22	5	17	16	0	16
Unincorporated Durham County	7,864	18	7,846	1,549	0	1,549	8,599	48	8,551	4,057	0	4,057	269,649	0	269,649	2,451	8	2,443	587	0	587
Countywide Totals	117,069	43,236	73,833	219,415	23,282	196,133	35,764	21,521	14,243	203,489	12,947	190,542	642,141	65,846	576,295	156,843	92,064	64,779	119,591	18,399	101,192
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	#REF!		16,958	#REF!		1,428	#REF!		910	#REF!		6,421	#REF!		1,790	#REF!		1,200	#REF!	

Total Capacity, Preferred Scenario - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Durham	305,618	674,714
Town of Chapel Hill	2,061	8,873
RTP	19,285	188,766
City of Raleigh	107	132
Unincorporated Durham County	9,413	285,343
Countywide Totals	336,484	1,157,828
Total Committed	21,578	9,191
Total Asserted	4,833	2,558
Total Committed & Asserted	26,411	11,749

Growth Allocation by Jurisdiction, Preferred Scenario - 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	13,872,632	10,903,158	2,969,474	56,141,379	3,908,621	52,232,759	81,711,818	15,033,333	66,678,485	40,154,828	24,087,241	16,067,586	31,077,500	5,219,063	25,858,438
Town of Chapel Hill	0	0	0	776,897	174,483	602,414	782,727	554,545	228,182	1,276,552	1,273,448	3,103	104,688	72,188	32,500
RTP	394,737	368,947	25,789	11,840,345	381,379	11,458,966	30,380,303	4,365,455	26,014,848	11,799,655	6,381,034	5,418,621	6,001,563	458,438	5,543,125
City of Raleigh	30,000	29,474	526	11,034	0	11,034	1,515	0	1,515	7,586	1,724	5,862	5,000	0	5,000
Unincorporated Durham County	4,525,789	25,263	4,500,526	1,398,966	0	1,398,966	81,711,818	0	81,711,818	845,172	2,759	842,414	183,438	0	183,438
Countywide Totals	18,823,158	11,326,842	7,496,316	70,168,621	4,464,483	65,704,138	194,588,182	19,953,333	174,634,848	54,083,793	31,746,207	22,337,586	37,372,188	5,749,688	31,622,500

Total Demand (Growth Allocation), Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	64,138	168,215
Town of Chapel Hill	297	6,260
RTP	2,053	36,185
City of Raleigh	12	61
Unincorporated Durham County	18	56
Countywide Totals	66,518	210,777

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	252,978	106,048	146,930	374,101	39,746	334,356	627,079	145,793	481,286
Town of Chapel Hill	140	65	75	3,669	496	3,173	3,809	561	3,248
Research Triangle Park	19,660	1,903	17,758	20,900	2,364	18,536	40,560	4,267	36,294
City of Raleigh	235	30	205	24	0	24	259	30	229
Unincorporated Durham County	19,660	45	19,615	2,835	0	2,835	22,495	45	22,450
Countywide Totals	292,673	108,090	184,583	401,529	42,606	358,923	694,202	150,696	543,506

Durham County Average Household Size

Single Family	Multi Family
2.5	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
213,959	64,617	24,624	23,581	33,632	79,208	36,633	16,452

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, Preferred Scenario - 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	7,184	6,204	980	16,287	1,176	15,111	1,257	697	560	4,791	157	4,634	22,664	1,663	21,001	7,132	1,726	5,406	4,179	394	3,785
Town of Franklinton	5,973	3,206	2,767	6,533	69	6,464	1,133	186	947	10,405	138	10,267	17,464	445	17,019	8,737	1,491	7,246	6,278	72	6,206
Town of Louisburg	3,716	1,167	2,549	178	2	176	972	304	668	2,902	0	2,902	1,540	35	1,505	1,286	14	1,272	1,140	0	1,140
Town of Bunn	3,531	1,789	1,742	8	0	8	347	45	302	4	0	4	9	0	9	1	0	1	2	0	2
Town of Wake Forest	972	915	57	5	0	5	15	4	11	77	1	76	2	0	2	17	2	15	64	0	64
Unincorporated Franklin County	43,241	10,404	32,837	1,613	0	1,613	19,857	1,182	18,675	15,453	316	15,137	37,529	85	37,444	19,460	56	19,404	4,789	46	4,743
Countywide Totals	64,617	23,685	40,932	24,624	1,247	23,377	23,581	2,418	21,163	33,632	612	33,020	79,208	2,228	76,980	36,633	3,289	33,344	16,452	512	15,940
Total Committed	3,004			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	3,004	#REF!		0			0			0			0			0			0		

Total Capacity, Preferred Scenario - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	23,471	40,023
Town of Franklinton	12,506	44,017
Town of Louisburg	3,894	7,840
Town of Bunn	3,539	363
Town of Wake Forest	977	175
Unincorporated Franklin County	44,854	97,088
Countywide Totals	89,241	189,506
Total Committed	3,004	0
Total Asserted	0	0
Total Committed & Asserted	3,004	0

Growth Allocation by Jurisdiction, Preferred Scenario - 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	366,842	294,737	1,652,069	54,138	1,597,931	6,867,879	503,939	6,363,939	2,459,310	595,172	1,864,138	1,305,938	123,125	1,182,813
Town of Franklinton	596,316	97,895	498,421	3,587,931	47,586	3,540,345	5,292,121	134,848	5,157,273	3,012,759	514,138	2,498,621	1,961,875	22,500	1,939,375
Town of Louisburg	511,579	160,000	351,579	1,000,690	0	1,000,690	466,667	10,606	456,061	443,448	4,828	438,621	356,250	0	356,250
Town of Bunn	182,632	23,684	158,947	1,379	0	1,379	2,727	0	2,727	345	0	345	625	0	625
Town of Wake Forest	7,895	2,105	5,789	26,552	345	26,207	606	0	606	5,862	690	5,172	20,000	0	20,000
Unincorporated Franklin County	10,451,053	622,105	9,828,947	5,328,621	108,966	5,219,655	11,372,424	25,758	11,346,667	6,710,345	19,310	6,691,034	1,496,563	14,375	1,482,188
Countywide Totals	12,411,053	1,272,632	11,138,421	11,597,241	211,034	11,386,207	24,002,424	675,152	23,327,273	12,632,069	1,134,138	11,497,931	5,141,250	160,000	4,981,250

Total Demand (Growth Allocation), Preferred Scenario - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	7,380	4,637
Town of Franklinton	3,275	2,332
Town of Louisburg	1,169	353
Town of Bunn	1,789	45
Town of Wake Forest	915	7
Unincorporated Franklin County	10,404	1,685
Countywide Totals	24,932	9,059

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	18,750	16,192	2,558	29,968	2,164	27,804	48,718	18,356	30,362
Town of Franklinton	15,590	8,368	7,222	12,021	127	11,894	27,610	8,495	19,116
Town of Louisburg	9,699	3,046	6,653	328	4	324	10,026	3,050	6,977
Town of Bunn	9,216	4,669	4,547	15	0	15	9,231	4,669	4,561
Town of Wake Forest	2,537	2,388	149	9	0	9	2,546	2,388	158
Unincorporated Franklin County	112,859	27,154	85,705	2,968	0	2,968	115,827	27,154	88,672
Countywide Totals	168,650	61,818	106,833	45,308	2,294	43,014	213,959	64,112	149,846

Franklin County Average Household Size

Single Family	Multi Family
2.61	1.84

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

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

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

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	12,066	5,102	6,964	3,706	732	2,974	5,324	731	4,593	27,491	264	27,227	19,564	267	19,297	17,186	1,026	16,160	7,605	274	7,331
Town of Creedmoor	3,547	1,693	1,854	380	80	300	1,800	162	1,638	4,887	13	4,874	3,555	197	3,358	2,877	332	2,545	1,669	37	1,632
Town of Stem	405	83	322	4	0	4	0	0	0	100	0	100	71	0	71	62	0	62	27	0	27
Unincorporated Granville County	96,114	1,120	94,994	1,663	77	1,586	1,309	1	1,308	16,545	0	16,545	10,747	0	10,747	9,652	43	9,609	5,149	3	5,146
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, Preferred Scenario - 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, Preferred Scenario - 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	384,737	2,417,368	9,479,655	91,034	9,388,621	5,928,485	80,909	5,847,576	5,926,207	353,793	5,572,414	2,376,563	85,625	2,290,938
Town of Creedmoor	947,368	85,263	862,105	1,685,172	4,483	1,680,690	1,077,273	59,697	1,017,576	992,069	114,483	877,586	521,563	11,563	510,000
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	526	688,421	5,705,172	0	5,705,172	3,256,667	0	3,256,667	3,328,276	14,828	3,313,448	1,609,063	938	1,608,125
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), Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	5,834	2,562
Town of Creedmoor	1,773	741
Town of Stem	83	0
Unincorporated Granville County	1,197	47
Countywide Totals	8,887	3,350

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	31,372	13,265	18,106	7,597	1,501	6,097	38,969	14,766	24,203
Town of Creedmoor	9,222	4,402	4,820	779	164	615	10,001	4,566	5,435
Town of Stem	1,053	216	837	8	0	8	1,061	216	845
Unincorporated Granville County	249,896	2,912	246,984	3,409	158	3,251	253,306	3,070	250,236
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 - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
482,734	169,070	4,555	1,292	109,317	50,765	44,814	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	1,142	3,694	1,037	161	876	292	16	276	4,196	130	4,066	2,017	50	1,967	1,246	129	1,117	1,733	68	1,665
Town of Lillington	7,915	2,928	4,987	1,091	289	802	614	34	580	15,069	151	14,918	13,679	858	12,821	9,665	1,273	8,392	7,970	254	7,716
Town of Coats	4,784	412	4,372	905	134	771	224	71	153	7,074	1	7,073	5,914	30	5,884	4,142	258	3,884	3,624	36	3,588
Town of Erwin	4,655	43	4,612	0	0	0	17	0	17	977	0	977	221	0	221	294	0	294	538	0	538
Town of Fuquay-Varina	27	0	27	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	146,853	3,035	143,818	1,519	256	1,263	145	15	130	82,001	1,130	80,871	28,934	399	28,535	29,467	1,142	28,325	34,124	335	33,789
Countywide Totals	169,070	7,560	161,510	4,555	840	3,715	1,292	136	1,156	109,317	1,412	107,905	50,765	1,337	49,428	44,814	2,802	42,012	47,989	693	47,296
Total Committed	#REF!			80			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	#REF!	#REF!		80			0			0			0			0			0		

Total Capacity, Preferred Scenario - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Angier	5,873	9,484
Town of Lillington	9,006	46,997
Town of Coats	5,689	20,978
Town of Erwin	4,655	2,047
Town of Fuquay-Varina	30	0
Unincorporated Harnett County	148,372	174,671
Countywide Totals	173,625	254,177
Total Committed	#REF!	0
Total Asserted	0	0
Total Committed & Asserted	#REF!	0

Growth Allocation by Jurisdiction, Preferred Scenario - 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	8,421	145,263	1,446,897	44,828	1,402,069	611,212	15,152	596,061	429,655	44,483	385,172	541,563	21,250	520,313
Town of Lillington	323,158	17,895	305,263	5,196,207	52,069	5,144,138	4,145,152	260,000	3,885,152	3,332,759	438,966	2,893,793	2,490,625	79,375	2,411,250
Town of Coats	117,895	37,368	80,526	2,439,310	345	2,438,966	1,792,121	9,091	1,783,030	1,428,276	88,966	1,339,310	1,132,500	11,250	1,121,250
Town of Erwin	8,947	0	8,947	336,897	0	336,897	66,970	0	66,970	101,379	0	101,379	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	7,895	68,421	28,276,207	389,655	27,886,552	8,767,879	120,909	8,646,970	10,161,034	393,793	9,767,241	10,663,750	104,688	10,559,063
Countywide Totals	680,000	71,579	608,421	37,695,517	486,897	37,208,621	15,383,333	405,152	14,978,182	15,453,103	966,207	14,486,897	14,996,563	216,563	14,780,000

Total Demand (Growth Allocation), Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Angier	1,303	393
Town of Lillington	3,217	2,570
Town of Coats	546	396
Town of Erwin	43	0
Town of Fuquay-Varina	0	0
Unincorporated Harnett County	3,291	3,021
Countywide Totals	8,400	6,380

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	13,541	3,198	10,343	2,126	330	1,796	15,667	3,528	12,139
Town of Lillington	22,162	8,198	13,964	2,237	592	1,644	24,399	8,791	15,608
Town of Coats	13,395	1,154	12,242	1,855	275	1,581	15,250	1,428	13,822
Town of Erwin	13,034	120	12,914	0	0	0	13,034	120	12,914
Town of Fuquay-Varina	76	0	76	6	0	6	82	0	82
Unincorporated Harnett County	411,188	8,498	402,690	3,114	525	2,589	414,302	9,023	405,280
Countywide Totals	473,396	21,168	452,228	9,338	1,722	7,616	482,734	22,890	459,844

Harnett County Average Household Size

Single Family	Multi Family
2.8	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
454,895	132,594	44,976	114,235	231,649	293,899	131,089	79,532

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, Preferred Scenario - 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	35,339	30,405	4,934	29,414	6,892	22,522	6,175	1,317	4,858	35,998	3,217	32,781	63,716	8,084	55,632	32,820	13,614	19,206	20,766	3,302	17,464
Town of Benson	5,690	4,156	1,534	594	52	542	5,886	854	5,032	7,990	68	7,922	4,397	57	4,340	4,099	783	3,316	3,020	13	3,007
Town of Wilson's Mills	2,516	2,294	222	647	15	632	4,996	353	4,643	11,175	363	10,812	7,504	158	7,346	5,259	937	4,322	3,998	29	3,969
Town of Kenly	1,723	970	753	195	0	195	105	0	105	1,160	0	1,160	2,160	22	2,138	2,951	135	2,816	604	0	604
Town of Micro	1,385	865	520	0	0	0	8	1	7	8,277	20	8,257	75,743	756	74,987	9,396	875	8,521	0	0	0
Town of Selma	3,764	2,800	964	4,419	45	4,374	14,341	738	13,603	29,344	169	29,175	22,819	849	21,970	14,013	2,153	11,860	10,083	166	9,917
Town of Smithfield	12,197	8,125	4,072	1,885	6	1,879	7,371	1,548	5,823	31,611	264	31,347	21,180	116	21,064	13,795	2,861	10,934	10,195	348	9,847
Town of Four Oaks	12,066	8,047	4,019	1	0	1	10,596	369	10,227	1,486	4	1,482	338	15	323	449	102	347	828	3	825
Town of Archer Lodge	1,133	835	298	7	0	7	288	16	272	174	0	174	207	1	206	80	16	64	139	1	138
Town of Pine Level	1,914	1,360	554	179	3	176	1,448	134	1,314	1,530	20	1,510	403	1	402	504	77	427	474	0	474
Town of Princeton	1,195	658	537	7	0	7	1,084	22	1,062	325	0	325	148	0	148	77	2	75	242	0	242
Unincorporated Johnson County	53,672	6,822	46,850	7,628	469	7,159	39,848	2	39,846	102,579	1	102,578	95,284	111	95,173	47,646	1,338	46,308	29,183	61	29,122
Countywide Totals	132,594	67,337	65,257	44,976	7,482	37,494	114,235	5,354	86,792	231,649	4,126	227,523	293,899	10,170	283,729	131,089	22,893	108,196	79,532	3,923	75,609
Total Committed	#REF!			1,670			#REF!			0			0			0			0		
Total Asserted	0			648			0			0			0			0			0		
Total Committed & Asserted	#REF!	#REF!		2,318	#REF!		#REF!	#REF!		0			0			0			0		

Total Capacity, Preferred Scenario - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	64,753	159,475
Town of Benson	6,284	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	90,600
Town of Smithfield	14,082	84,152
Town of Four Oaks	12,067	13,697
Town of Archer Lodge	1,140	888
Town of Pine Level	2,093	4,359
Town of Princeton	1,202	1,876
Unincorporated Johnson County	61,300	314,540
Countywide Totals	177,570	828,315
Total Committed	#REF!	#REF!
Total Asserted	648	0
Total Committed & Asserted	#REF!	#REF!

Growth Allocation by Jurisdiction, Preferred Scenario - 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	3,250,000	693,158	2,556,842	12,413,103	1,109,310	11,303,793	19,307,879	2,449,697	16,858,182	11,317,241	4,694,483	6,622,759	6,489,375	1,031,875	5,457,500
Town of Benson	3,097,895	449,474	2,648,421	2,755,172	23,448	2,731,724	1,332,424	17,273	1,315,152	1,413,448	270,000	1,143,448	943,750	4,063	939,688
Town of Wilson's Mills	2,629,474	185,789	2,443,684	3,853,448	125,172	3,728,276	2,273,939	47,879	2,226,061	1,813,448	323,103	1,490,345	1,249,375	9,063	1,240,313
Town of Kenly	55,263	0	55,263	400,000	0	400,000	654,545	6,667	647,879	1,017,586	46,552	971,034	188,750	0	188,750
Town of Micro	4,211	526	3,684	2,854,138	6,897	2,847,241	22,952,424	229,091	22,723,333	3,240,000	301,724	2,938,276	0	0	0
Town of Selma	7,547,895	388,421	7,159,474	10,118,621	58,276	10,060,345	6,914,848	257,273	6,657,576	4,832,069	742,414	4,089,655	3,150,938	51,875	3,099,063
Town of Smithfield	3,879,474	814,737	3,064,737	10,900,345	91,034	10,809,310	6,418,182	35,152	6,383,030	4,756,897	986,552	3,770,345	3,185,938	108,750	3,077,188
Town of Four Oaks	5,576,842	194,211	5,382,632	512,414	1,379	511,034	102,424	4,545	97,879	154,828	35,172	119,655	258,750	938	257,813
Town of Archer Lodge	151,579	8,421	143,158	60,000	0	60,000	62,727	303	62,424	27,586	5,517	22,069	43,438	313	43,125
Town of Pine Level	762,105	70,526	691,579	527,586	6,897	520,690	122,121	303	121,818	173,793	26,552	147,241	148,125	0	148,125
Town of Princeton	570,526	11,579	558,947	112,069	0	112,069	44,848	0	44,848	26,552	690	25,862	75,625	0	75,625
Unincorporated Johnson County	20,972,632	1,053	20,971,579	35,372,069	345	35,371,724	28,873,939	33,636	28,840,303	16,429,655	461,379	15,968,276	9,119,688	19,063	9,100,625
Countywide Totals	48,497,895	2,817,895	45,680,000	79,878,966	1,422,759	78,456,207	89,060,303	3,081,818	85,978,485	45,203,103	7,894,138	37,308,966	24,853,750	1,225,938	23,627,813

Total Demand (Growth Allocation), Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	37,297	29,534
Town of Benson	4,208	1,775
Town of Wilson's Mills	2,309	1,840
Town of Kenly	970	157
Town of Micro	865	1,652
Town of Selma	2,845	4,075
Town of Smithfield	8,131	5,137
Town of Four Oaks	8,047	493
Town of Archer Lodge	835	34
Town of Pine Level	1,363	232
Town of Princeton	658	24
Unincorporated Johnson County	7,291	1,513
Countywide Totals	74,819	46,466

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	99,303	85,438	13,865	53,828	12,612	41,215	153,130	98,050	55,080
Town of Benson	15,989	11,678	4,311	1,087	95	992	17,076	11,774	5,302
Town of Wilson's Mills	7,070	6,446	624	1,184	27	1,157	8,254	6,474	1,780
Town of Kenly	4,842	2,726	2,116	357	0	357	5,198	2,726	2,473
Town of Micro	3,892	2,431	1,461	0	0	0	3,892	2,431	1,461
Town of Selma	10,577	7,868	2,709	8,087	82	8,004	18,664	7,950	10,713
Town of Smithfield	34,274	22,831	11,442	3,450	11	3,439	37,723	22,842	14,881
Town of Four Oaks	33,905	22,612	11,293	2	0	2	33,907	22,612	11,295
Town of Archer Lodge	3,184	2,346	837	13	0	13	3,197	2,346	850
Town of Pine Level	5,378	3,822	1,557	328	5	322	5,706	3,827	1,879
Town of Princeton	3,358	1,849	1,509	13	0	13	3,371	1,849	1,522
Unincorporated Johnson County	150,818	19,170	131,649	13,959	858	13,101	164,778	20,028	144,749
Countywide Totals	372,589	189,217	183,372	82,306	13,692	68,614	454,895	202,909	251,986

Johnston County Average Household Size

Single Family	Multi Family
2.81	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

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

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

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	1,073	169	904	57	39	18	4,258	22	4,236	3,343	7	3,336	768	24	744	991	60	931	1,919	7	1,912
Unincorporated Nash County	3,180	55	3,125	0	0	0	102	0	102	385	0	385	154	0	154	143	0	143	221	0	221
Countywide Totals	4,253	224	4,029	57	39	18	4,360	22	4,338	3,728	7	3,721	922	24	898	1,134	60	1,074	2,140	7	2,133

Total Capacity, Preferred Scenario - 2055 MTP

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

Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP, Non-Residential Square Footage

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

Total Demand, Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	208	120
Unincorporated Nash County	55	0
Countywide Totals	263	120

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 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	78	36	2,839	507	2,332
Unincorporated Nash County	8,077	140	7,938	0	0	0	8,077	140	7,938
Countywide Totals	10,803	569	10,234	113	78	36	10,916	647	10,269

Nash County Average Household Size

Single Family	Multi Family
2.54	1.99

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
170,095	28,808	50,672	91,589	88,640	83,959	76,400	50,436

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, Preferred Scenario - 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	1,143	1,021	122	4,318	314	4,004	277	5	272	1,073	82	991	4,231	180	4,051	161	116	45	190	64	126
Town of Chapel Hill	4,960	4,724	236	33,740	6,630	27,110	19	7	12	25,793	2,512	23,281	42,499	13,310	29,189	25,648	21,094	4,554	17,819	3,036	14,783
Town of Hillsborough	4,582	3,743	839	5,333	326	5,007	526	8	518	11,569	137	11,432	16,926	164	16,762	11,792	2,246	9,546	5,929	125	5,804
City of Mebane	1,184	1,066	118	462	0	462	9,089	848	8,241	769	0	769	434	0	434	512	11	501	336	0	336
Unincorporated Orange County	16,939	3,134	13,805	6,819	100	6,719	81,678	1,501	80,177	49,436	0	49,436	19,869	11	19,858	38,287	3,401	34,886	26,162	0	26,162
Countywide Totals	28,808	13,688	15,120	50,672	7,370	43,302	91,589	2,369	89,220	88,640	2,731	85,909	83,959	13,665	70,294	76,400	26,868	49,532	50,436	3,225	47,211
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	#REF!		6,634	#REF!		1,015	#REF!		1,863	#REF!		5,044	#REF!		3,981	#REF!		937	#REF!	

Total Capacity, Draft 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Carrboro	5,461	5,932
Town of Chapel Hill	38,700	111,778
Town of Hillsborough	9,915	46,742
City of Mebane	1,646	11,140
Unincorporated Orange County	23,758	215,432
Countywide Totals	79,480	391,024
Total Committed	7,523	7,150
Total Asserted	1,933	5,690
Total Committed & Asserted	9,456	12,840

Growth Allocation by Jurisdiction, (Preferred Scenario - 2055 MTP) , Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	145,789	2,632	143,158	370,000	28,276	341,724	1,282,121	54,545	1,227,576	55,517	40,000	15,517	59,375	20,000	39,375
Town of Chapel Hill	10,000	3,684	6,316	8,894,138	866,207	8,027,931	12,878,485	4,033,333	8,845,152	8,844,138	7,273,793	1,570,345	5,568,438	948,750	4,619,688
Town of Hillsborough	276,842	4,211	272,632	3,989,310	47,241	3,942,069	5,129,091	49,697	5,079,394	4,066,207	774,483	3,291,724	1,852,813	39,063	1,813,750
City of Mebane	4,783,684	446,316	4,337,368	265,172	0	265,172	131,515	0	131,515	176,552	3,793	172,759	105,000	0	105,000
Unincorporated Orange County	42,988,421	790,000	42,198,421	17,046,897	0	17,046,897	6,020,909	3,333	6,017,576	13,202,414	1,172,759	12,029,655	8,175,625	0	8,175,625
Countywide Totals	48,204,737	1,246,842	46,957,895	30,565,517	941,724	29,623,793	25,442,121	4,140,909	21,301,212	26,344,828	9,264,828	17,080,000	15,761,250	1,007,813	14,753,438

Total Demand, Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	1,335	447
Town of Chapel Hill	11,354	39,959
Town of Hillsborough	4,069	2,680
City of Mebane	1,066	859
Unincorporated Orange County	3,234	4,913
Countywide Totals	21,058	48,858

Includes Committed / Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction,Preferred Scenario - 2055 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	2,949	2,634	315	8,161	593	7,568	11,110	3,228	7,882
Town of Chapel Hill	12,797	12,188	609	63,769	12,531	51,238	76,565	24,719	51,847
Town of Hillsborough	11,822	9,657	2,165	10,079	616	9,463	21,901	10,273	11,628
City of Mebane	3,055	2,750	304	873	0	873	3,928	2,750	1,178
Unincorporated Orange County	43,703	8,086	35,617	12,888	189	12,699	56,591	8,275	48,316
Countywide Totals	74,325	35,315	39,010	95,770	13,929	81,841	170,095	49,244	120,850

Orange County Average Household Size

Single Family	Multi Family
2.58	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 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	1,437	1,762	264	113	151	616	0	616	1,814	155	1,659	554	173	381	652	503	149	1,040	83	957
Unincorporated Person County	10,943	705	10,238	0	0	0	1,787	0	1,787	5,613	36	5,577	897	49	848	937	396	541	1,132	15	1,117
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	#REF!			#REF!			0			#REF!			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	#REF!	#REF!		#REF!	#REF!		0			#REF!	#REF!		0			0			0		

Total Capacity, Preferred Scenario - 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	#REF!	#REF!
Total Asserted	0	0
Total Committed & Asserted	#REF!	#REF!

Growth Allocation by Jurisdiction, Preferred Scenario - 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	53,448	572,069	167,879	52,424	115,455	224,828	173,448	51,379	325,000	25,938	299,063
Unincorporated Person	940,526	0	940,526	1,935,517	12,414	1,923,103	271,818	14,848	256,970	323,103	136,552	186,552	353,750	4,688	349,063
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, Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	1,550	914
Unincorporated Person	705	496
Countywide Totals	2,255	1,410

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 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	3,434	4,211	649	278	371	8,295	3,712	4,583
Unincorporated Person County	26,154	1,685	24,469	0	0	0	26,154	1,685	24,469
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 - Preferred Scenario (07.10.25)

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 (Preferred Scenario - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,753,165	361,875	401,063	110,238	523,309	734,130	442,051	281,923

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

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	131,716	90,791	40,925	206,338	62,009	144,329	29,117	15,938	13,179	175,378	46,524	128,854	290,229	104,925	185,304	185,428	158,959	26,469	111,864	40,657	71,207
Town of Wake Forest	13,126	9,728	3,398	21,985	2,431	19,554	872	710	162	17,908	1,894	16,014	39,972	6,964	33,008	16,330	12,424	3,906	11,291	524	10,767
Town of Rolesville	14,464	8,056	6,408	3,690	229	3,461	152	88	64	24,773	271	24,502	14,926	1,086	13,840	6,579	4,368	2,211	8,402	28	8,374
Town of Knightdale	15,121	12,082	3,039	8,268	1,644	6,624	5,720	3,591	2,129	25,240	1,415	23,825	25,821	4,631	21,190	11,569	8,563	3,006	10,773	1,117	9,656
Town of Zebulon	20,019	9,579	10,440	950	144	806	1,091	431	660	9,629	21	9,608	11,548	81	11,467	8,227	4,870	3,357	5,269	17	5,252
Town of Wendell	17,761	10,312	7,449	5,625	1,472	4,153	3,223	1,211	2,012	31,353	91	31,262	16,998	600	16,398	6,650	2,606	4,044	12,111	410	11,701
Town of Garner	32,638	20,975	11,663	30,722	4,154	26,568	12,269	10,061	2,208	41,154	1,302	39,852	75,123	9,740	65,383	38,402	19,494	18,908	19,711	1,243	18,468
Town of Holly Springs	19,032	10,116	8,916	5,350	1,652	3,698	20,021	6,391	13,630	22,524	1,036	21,488	28,422	4,982	23,440	19,620	13,333	6,287	10,717	504	10,213
Town of Fuquay-Varina	40,735	24,098	16,637	10,723	1,945	8,778	14,519	5,754	8,765	43,047	1,980	41,067	33,407	1,242	32,165	24,163	14,515	9,648	21,528	1,298	20,230
Town of Apex	19,063	14,730	4,333	33,476	7,753	25,723	15,718	3,073	12,645	75,079	6,988	68,091	71,612	11,946	59,666	59,843	45,634	14,209	33,613	2,479	31,134
Town of Cary	23,632	19,588	4,044	54,369	13,389	40,980	3,669	1,660	2,009	47,309	12,086	35,223	76,580	29,762	46,818	52,548	47,616	4,932	28,427	7,952	20,475
Town of Morrisville	3,295	3,081	214	12,692	3,662	9,030	522	518	4	6,326	2,277	4,049	26,996	15,962	11,034	6,979	6,366	613	4,443	1,730	2,713
Town of Angier	527	377	150	0	0	0	297	48	249	271	0	271	238	0	238	77	53	24	218	1	217
Research Triangle Park	665	641	24	2,751	50	2,701	0	0	0	1,502	74	1,428	14,121	6,407	7,714	3,130	2,117	1,013	868	83	785
Town of Clayton	89	50	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	220	157	63	593	0	593	0	0	0	534	7	527	1,148	44	1,104	507	426	81	365	77	288
Unincorporated Wake County	9,772	218	9,554	3,531	0	3,531	3,048	298	2,750	1,282	52	1,230	6,989	868	6,121	1,999	399	1,600	2,323	1,077	1,246
Countywide Totals	361,875	234,579	127,296	401,063	100,534	300,529	110,238	49,772	60,466	523,309	76,018	447,291	734,130	199,240	534,890	442,051	341,743	100,308	281,923	59,197	222,726
Total Committed	45,037			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	45,037	#REF!	#REF!	65,428	#REF!	#REF!	16,985	#REF!	#REF!	12,026	#REF!	#REF!	42,316	#REF!	#REF!	13,753	#REF!	#REF!	9,436	#REF!	#REF!

Total Capacity, Preferred Scenario - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	338,054	792,016
Town of Wake Forest	35,111	86,373
Town of Rolesville	18,154	54,832
Town of Knightdale	23,389	79,123
Town of Zebulon	20,969	35,764
Town of Wendell	23,386	70,335
Town of Garner	63,360	186,659
Town of Holly Springs	24,382	101,304
Town of Fuquay-Varina	51,458	136,664
Town of Apex	52,539	255,865
Town of Cary	78,001	208,533
Town of Morrisville	15,987	45,266
Town of Angier	527	1,101
Research Triangle Park	3,416	19,621
Town of Clayton	89	0
City of Durham	813	2,554
Unincorporated Wake County	13,303	15,641
Countywide Totals	762,938	2,091,651
Total Committed	103,210	73,512
Total Asserted	7,255	21,004
Total Committed & Asserted	110,465	94,516

Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	15,324,737	8,388,421	6,936,316	60,475,172	16,042,759	44,432,414	87,948,182	31,795,455	56,152,727	63,940,690	54,813,448	9,127,241	34,957,500	12,705,313	22,252,188
Town of Wake Forest	458,947	373,684	85,263	6,175,172	653,103	5,522,069	12,112,727	2,110,303	10,002,424	5,631,034	4,284,138	1,346,897	3,528,438	163,750	3,364,688
Town of Rolesville	80,000	46,316	33,684	8,542,414	93,448	8,448,966	4,523,030	329,091	4,193,939	2,268,621	1,506,207	762,414	2,625,625	8,750	2,616,875
Town of Knightdale	3,010,526	1,890,000	1,120,526	8,703,448	487,931	8,215,517	7,824,545	1,403,333	6,421,212	3,989,310	2,952,759	1,036,552	3,366,563	349,063	3,017,500
Town of Zebulon	574,211	226,842	347,368	3,320,345	7,241	3,313,103	3,499,394	24,545	3,474,848	2,836,897	1,679,310	1,157,586	1,646,563	5,313	1,641,250
Town of Wendell	1,696,316	637,368	1,058,947	10,811,379	31,379	10,780,000	5,150,909	181,818	4,969,091	2,293,103	898,621	1,394,483	3,784,688	128,125	3,656,563
Town of Garner	6,457,368	5,295,263	1,162,105	14,191,034	448,966	13,742,069	22,764,545	2,951,515	19,813,030	13,242,069	6,722,069	6,520,000	6,159,688	388,438	5,771,250
Town of Holly Springs	10,537,368	3,363,684	7,173,684	7,766,897	357,241	7,409,655	8,612,727	1,509,697	7,103,030	6,765,517	4,597,586	2,167,931	3,349,063	157,500	3,191,563
Town of Fuquay-Varina	7,641,579	3,028,421	4,613,158	14,843,793	682,759	14,161,034	10,123,333	376,364	9,746,970	8,332,069	5,005,172	3,326,897	6,727,500	405,625	6,321,875
Town of Apex	8,272,632	1,617,368	6,655,263	25,889,310	2,409,655	23,479,655	21,700,606	3,620,000	18,080,606	20,635,517	15,735,862	4,899,655	10,504,063	774,688	9,729,375
Town of Cary	1,931,053	873,684	1,057,368	16,313,448	4,167,586	12,145,862	23,206,061	9,018,788	14,187,273	18,120,000	16,419,310	1,700,690	8,883,438	2,485,000	6,398,438
Town of Morrisville	274,737	272,632	2,105	2,181,379	785,172	1,396,207	8,180,606	4,836,970	3,343,636	2,406,552	2,195,172	211,379	1,388,438	540,625	847,813
Town of Angier	156,316	25,263	131,053	93,448	0	93,448	72,121	0	72,121	26,552	18,276	8,276	68,125	313	67,813
Research Triangle Park	0	0	0	517,931	25,517	492,414	4,279,091	1,941,515	2,337,576	1,079,310	730,000	349,310	271,250	25,938	245,313
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	2,414	181,724	347,879	13,333	334,545	174,828	146,897	27,931	114,063	24,063	90,000
Unincorporated Wake County	1,604,211	156,842	1,447,368	442,069	17,931	424,138	2,117,879	263,030	1,854,848	689,310	137,586	551,724	725,938	336,563	389,375
Countywide Totals	58,020,000	26,195,789	31,824,211	180,451,379	26,213,103	154,238,276	222,463,636	60,375,758	162,087,879	152,431,379	117,842,414	34,588,966	88,100,938	18,499,063	69,601,875

Total Demand, Preferred Scenario - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	152,800	367,003
Town of Wake Forest	12,159	22,516
Town of Rolesville	8,285	5,841
Town of Knightdale	13,726	19,317
Town of Zebulon	9,723	5,420
Town of Wendell	11,784	4,918
Town of Garner	25,129	41,840
Town of Holly Springs	11,768	26,246
Town of Fuquay-Varina	26,043	24,789
Town of Apex	22,483	70,120
Town of Cary	32,977	99,076
Town of Morrisville	6,743	26,853
Town of Angier	377	102
Research Triangle Park	691	8,681
Town of Clayton	50	0
City of Durham	157	554
Unincorporated Wake County	218	2,694
Countywide Totals	335,113	725,970

Household Population Growth Allocation by Jurisdiction, Preferred Scenario - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	362,219	249,675	112,544	389,979	117,197	272,782	752,198	366,872	385,326
Town of Wake Forest	36,097	26,752	9,345	41,552	4,595	36,957	77,648	31,347	46,302
Town of Rolesville	39,776	22,154	17,622	6,974	433	6,541	46,750	22,587	24,163
Town of Knightdale	41,583	33,226	8,357	15,627	3,107	12,519	57,209	36,333	20,877
Town of Zebulon	55,052	26,342	28,710	1,796	272	1,523	56,848	26,614	30,233
Town of Wendell	48,843	28,358	20,485	10,631	2,782	7,849	59,474	31,140	28,334
Town of Garner	89,755	57,681	32,073	58,065	7,851	50,214	147,819	65,532	82,287
Town of Holly Springs	52,338	27,819	24,519	10,112	3,122	6,989	62,450	30,941	31,508
Town of Fuquay-Varina	112,021	66,270	45,752	20,266	3,676	16,590	132,288	69,946	62,342
Town of Apex	52,423	40,508	11,916	63,270	14,653	48,616	115,693	55,161	60,532
Town of Cary	64,988	53,867	11,121	102,757	25,305	77,452	167,745	79,172	88,573
Town of Morrisville	9,061	8,473	589	23,988	6,921	17,067	33,049	15,394	17,655
Town of Angier	1,449	1,037	413	0	0	0	1,449	1,037	413
Research Triangle Park	1,829	1,763	66	5,199	95	5,105	7,028	1,857	5,171
Town of Clayton	245	138	107	0	0	0	245	138	107
City of Durham	605	432	173	1,121	0	1,121	1,726	432	1,294
Unincorporated Wake County	26,873	600	26,274	6,674	0	6,674	33,547	600	32,947
Countywide Totals	995,156	645,092	350,064	758,009	190,009	568,000	1,753,165	835,102	918,064

Wake County Average Household Size

Single Family	Multi Family
2.75	1.89

Committed/Asserted Development Included

Guide Total Check