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	247,376	83,325	23,314	30,132	327,668	142,513	72,428	48,045
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	525,868	108,359	139,328	47,924	167,813	380,620	129,723	97,084
Franklin	2055 MTP Region Guide Total	64,112	23,685	1,247	2,418	612	2,228	3,289	512
	2055 MTP Capacity	174,922	62,439	6,498	26,161	28,604	48,761	26,625	10,174
Granville	2055 MTP Region Guide Total	22,617	7,998	889	894	277	464	1,401	314
	2055 MTP Capacity	304,705	112,637	5,780	8,381	49,220	34,077	29,900	14,503
Harnett	2055 MTP Region Guide Total	22,890	7,560	840	136	1,412	1,337	2,802	693
	2055 MTP Capacity	531,081	185,908	5,141	1,397	122,695	50,206	48,149	52,467
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	423,844	136,404	22,158	114,235	238,083	275,436	124,116	74,969
Nash	2055 MTP Region Guide Total	646	224	39	22	7	24	60	7
	2055 MTP Capacity	10,245	3,988	58	4,338	3,708	953	1,142	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	104,755	23,787	22,955	92,960	73,730	45,070	67,485	45,169
Person	2055 MTP Region Guide Total	5,396	2,142	113	0	191	222	899	98
	2055 MTP Capacity	34,454	14,144	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	1,369,818	276,646	322,244	115,429	479,849	467,241	350,894	234,779
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	3,727,069	1,007,637	547,740	443,360	1,498,797	1,446,328	852,051	581,488

Guide Totals match Demand Totals

Demand Exceeds Capacity

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
247,376	83,325	23,314	30,132	327,668	142,513	72,428	48,045

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	566	11,397	3,363	23	3,340	14,522	1,800	12,722	50,425	0	50,425	29,707	847	28,860	10,445	1,276	9,169	16,369	197	16,172
Town of Pittsboro	46,110	17,436	28,674	13,536	1,689	11,847	7	0	7	27,929	444	27,485	12,484	2,327	10,157	9,150	5,512	3,638	10,045	990	9,055
Town of Cary	4,907	261	4,646	430	95	335	195	0	195	0	0	0	278	8	270	30	8	22	33	0	33
Town of Goldston	244	4	240	895	0	895	10	0	10	5,152	0	5,152	4,560	0	4,560	3,068	166	2,902	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	17	171	433	0	433
Unincorporated Chatham County	20,100	74	20,026	5,090	231	4,859	12,885	1,891	10,994	243,642	429	243,213	95,282	101	95,181	49,547	384	49,163	17,914	237	17,677
Countywide Totals	83,325	18,341	64,984	23,314	2,038	21,276	30,132	4,603	25,529	327,668	873	326,795	142,513	3,283	139,230	72,428	7,363	65,065	48,045	1,424	46,621
Committed	1,218			843			4,603			873			414			406			360		
Asserted	0																				
Total	1,218			843			4,603			873			414			406			360		

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	15,326	121,468
Town of Pittsboro	59,646	59,615
Town of Cary	5,337	536
Town of Goldston	1,139	16,041
Town of Apex	1	3,856
Unincorporated Chatham County	25,190	419,270
Countywide Totals	106,639	620,786
Total Committed	2,061	6,656
Total Asserted	0	0
Total Committed & Asserted	2,061	6,656

Growth Allocation by Jurisdiction, Plans & Trends - 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	256,667	8,745,455	3,601,724	440,000	3,161,724	5,115,313	61,563	5,053,750
Town of Pittsboro	3,684	0	3,684	9,630,690	153,103	9,477,586	3,783,030	705,152	3,077,879	3,155,172	1,900,690	1,254,483	3,139,063	309,375	2,829,688
Town of Cary	102,632	0	102,632	0	0	0	84,242	2,424	81,818	10,345	2,759	7,586	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	57,241	1,000,690	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	5,862	58,966	135,313	0	135,313
Unincorporated Chatham County	6,781,579	995,263	5,786,316	84,014,483	147,931	83,866,552	28,873,333	30,606	28,842,727	17,085,172	132,414	16,952,759	5,598,125	74,063	5,524,063
Countywide Totals	15,858,947	2,422,632	13,436,316	112,988,966	301,034	112,687,931	43,185,758	994,848	42,190,909	24,975,172	2,538,966	22,436,207	15,014,063	445,000	14,569,063

Total Demand (Growth Allocation), Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	589	4,120
Town of Pittsboro	19,125	9,273
Town of Cary	356	16
Town of Goldston	4	166
Town of Apex	0	929
Unincorporated Chatham County	305	3,042
Countywide Totals	20,379	17,546

Guide Total Check

Has Committed Development

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 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	1,381	27,809	6,356	43	6,313	35,546	1,425	34,121
Town of Pittsboro	112,508	42,544	69,965	25,583	3,192	22,391	138,091	45,736	92,355
Town of Cary	11,973	637	11,336	813	180	633	12,786	816	11,969
Town of Goldston	595	10	586	1,692	0	1,692	2,287	10	2,277
Town of Apex	2	0	2	0	0	0	2	0	2
Unincorporated Chatham County	49,044	181	48,863	9,620	437	9,184	58,664	617	58,047
Countywide Totals	203,313	44,752	158,561	44,063	3,852	40,212	247,376	48,604	198,773

Chatham County Average Household Size

Single Family	Multi Family
2.44	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
525,868	108,359	139,328	47,924	167,813	380,620	129,723	97,084

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	92,703	42,542	50,161	126,053	21,422	104,631	38,495	20,755	17,740	126,312	10,379	115,933	138,868	44,444	94,424	89,336	67,162	22,174	76,606	15,828	60,778
Town of Chapel Hill	29	14	15	2,152	301	1,851	0	0	0	3,073	658	2,415	3,038	1,900	1,138	4,137	3,824	313	933	89	844
Research Triangle Park	7,767	622	7,145	10,807	1,558	9,249	773	729	44	34,538	1,910	32,628	99,842	19,501	80,341	34,325	21,048	13,277	19,253	2,482	16,771
City of Raleigh	93	21	72	13	0	13	57	37	20	30	0	30	4	1	3	23	14	9	15	0	15
Unincorporated Durham County	7,767	37	7,730	303	0	303	8,599	0	8,599	3,860	0	3,860	138,868	0	138,868	1,902	16	1,886	277	0	277
Countywide Totals	108,359	43,236	65,123	139,328	23,281	116,047	47,924	21,521	26,403	167,813	12,947	154,866	380,620	65,846	314,774	129,723	92,064	37,659	97,084	18,399	78,685
Committed	9,453			10,246						679			5,397			639			944		
Asserted	0			1,584			1,428			106			855			961			214		
Total	9,453	9,453		11,830	12,980		1,428	1,428		785	889		6,252	6,252		1,600	1,600		1,158	1,158	

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Durham	218,756	469,617
Town of Chapel Hill	2,181	11,181
RTP	18,574	188,731
City of Raleigh	106	129
Unincorporated Durham County	8,070	153,506
Countywide Totals	247,687	823,164
Total Committed	19,699	7,659
Total Asserted	1,584	3,564
Total Committed & Asserted	21,283	11,223

Growth Allocation by Jurisdiction, Plans & Trends - 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	20,260,526	10,923,684	9,336,842	43,555,862	3,578,966	39,976,897	42,081,212	13,467,879	28,613,333	30,805,517	23,159,310	7,646,207	23,939,375	4,946,250	18,993,125
Town of Chapel Hill	0	0	0	1,059,655	226,897	832,759	920,606	575,758	344,848	1,426,552	1,318,621	107,931	291,563	27,813	263,750
RTP	406,842	383,684	23,158	11,909,655	658,621	11,251,034	30,255,152	5,909,394	24,345,758	11,836,207	7,257,931	4,578,276	6,016,563	775,625	5,240,938
City of Raleigh	30,000	19,474	10,526	10,345	0	10,345	1,212	303	909	7,931	4,828	3,103	4,688	0	4,688
Unincorporated Durham County	4,525,789	0	4,525,789	1,331,034	0	1,331,034	42,081,212	0	42,081,212	655,862	5,517	650,345	86,563	0	86,563
Countywide Totals	25,223,158	11,326,842	13,896,316	57,866,552	4,464,483	53,402,069	115,339,394	19,953,333	95,386,061	44,732,069	31,746,207	12,985,862	30,338,750	5,749,688	24,589,063

Total Demand (Growth Allocation), Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	63,964	158,568
Town of Chapel Hill	315	6,471
RTP	2,180	45,670
City of Raleigh	21	52
Unincorporated Durham County	37	16
Countywide Totals	66,517	210,777

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	231,758	106,355	125,403	230,677	39,202	191,475	462,434	145,557	316,877
Town of Chapel Hill	73	35	38	3,938	551	3,387	4,011	586	3,425
Research Triangle Park	19,418	1,555	17,863	19,777	2,851	16,926	39,194	4,406	34,788
City of Raleigh	233	53	180	24	0	24	256	53	204
Unincorporated Durham County	19,418	93	19,325	554	0	554	19,972	93	19,879
Countywide Totals	270,898	108,090	162,808	254,970	42,604	212,366	525,868	150,694	375,174

Durham County Average Household Size

Single Family	Multi Family
2.5	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
174,922	62,439	6,498	26,161	28,604	48,761	26,625	10,174

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, Plans & Trends - 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	5,333	4,505	828	3,223	795	2,428	1,230	704	526	2,821	291	2,530	2,564	922	1,642	1,830	524	1,306	1,282	341	941
Town of Franklinton	3,919	2,176	1,743	1,976	405	1,571	1,146	216	930	6,846	255	6,591	6,194	176	6,018	3,950	875	3,075	3,063	135	2,928
Town of Louisburg	3,723	1,456	2,267	180	11	169	972	280	692	2,902	61	2,841	1,540	89	1,451	1,286	295	991	1,140	0	1,140
Town of Bunn	3,540	2,024	1,516	10	2	8	347	136	211	4	0	4	9	0	9	1	1	0	2	0	2
Town of Wake Forest	934	918	16	5	1	4	15	6	9	77	2	75	2	0	2	17	0	17	64	3	61
Unincorporated Franklin County	44,990	12,606	32,384	1,104	33	1,071	22,451	1,076	21,375	15,954	3	15,951	38,452	1,041	37,411	19,541	1,594	17,947	4,623	33	4,590
Countywide Totals	62,439	23,685	38,754	6,498	1,247	5,251	26,161	2,418	23,743	28,604	612	27,992	48,761	2,228	46,533	26,625	3,289	23,336	10,174	512	9,662
Total Committed	1,718			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	1,718	1,718		0			0			0			0			0			0		

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	8,556	9,727
Town of Franklinton	5,895	21,199
Town of Louisburg	3,903	7,840
Town of Bunn	3,550	363
Town of Wake Forest	939	175
Unincorporated Franklin County	46,094	101,021
Countywide Totals	68,937	140,325
Total Committed	1,718	0
Total Asserted	0	0
Total Committed & Asserted	1,718	0

Growth Allocation by Jurisdiction, Plans & Trends - 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	647,368	370,526	276,842	972,759	100,345	872,414	776,970	279,394	497,576	631,034	180,690	450,345	400,625	106,563	294,063
Town of Franklinton	603,158	113,684	489,474	2,360,690	87,931	2,272,759	1,876,970	53,333	1,823,636	1,362,069	301,724	1,060,345	957,188	42,188	915,000
Town of Louisburg	511,579	147,368	364,211	1,000,690	21,034	979,655	466,667	26,970	439,697	443,448	101,724	341,724	356,250	0	356,250
Town of Bunn	182,632	71,579	111,053	1,379	0	1,379	2,727	0	2,727	345	345	0	625	0	625
Town of Wake Forest	7,895	3,158	4,737	26,552	690	25,862	606	0	606	5,862	0	5,862	20,000	938	19,063
Unincorporated Franklin County	11,816,316	566,316	11,250,000	5,501,379	1,034	5,500,345	11,652,121	315,455	11,336,667	6,738,276	549,655	6,188,621	1,444,688	10,313	1,434,375
Countywide Totals	13,768,947	1,272,632	12,496,316	9,863,448	211,034	9,652,414	14,776,061	675,152	14,100,909	9,181,034	1,134,138	8,046,897	3,179,375	160,000	3,019,375

Total Demand (Growth Allocation), Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	5,300	2,782
Town of Franklinton	2,581	1,657
Town of Louisburg	1,467	725
Town of Bunn	2,026	137
Town of Wake Forest	919	11
Unincorporated Franklin County	12,639	3,747
Countywide Totals	24,932	9,059

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	13,919	11,758	2,161	5,930	1,463	4,468	19,849	13,221	6,629
Town of Franklinton	10,229	5,679	4,549	3,636	745	2,891	13,864	6,425	7,440
Town of Louisburg	9,717	3,800	5,917	331	20	311	10,048	3,820	6,228
Town of Bunn	9,239	5,283	3,957	18	4	15	9,258	5,286	3,971
Town of Wake Forest	2,438	2,396	42	9	2	7	2,447	2,398	49
Unincorporated Franklin County	117,424	32,902	84,522	2,031	61	1,971	119,455	32,962	86,493
Countywide Totals	162,966	61,818	101,148	11,956	2,294	9,662	174,922	64,112	110,810

Franklin County Average Household Size

Single Family	Multi Family
2.61	1.84

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
304,705	112,637	5,780	8,381	49,220	34,077	29,900	14,503

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	12,138	5,339	6,799	3,727	781	2,946	5,324	705	4,619	27,688	225	27,463	19,704	452	19,252	17,309	1,108	16,201	7,658	218	7,440
Town of Creedmoor	3,429	1,321	2,108	380	53	327	1,748	180	1,568	4,887	52	4,835	3,555	12	3,543	2,877	249	2,628	1,669	96	1,573
Town of Stem	301	47	254	4	0	4	0	0	0	100	0	100	71	0	71	62	0	62	27	0	27
Unincorporated Granville County	96,769	1,291	95,478	1,669	55	1,614	1,309	9	1,300	16,545	0	16,545	10,747	0	10,747	9,652	44	9,608	5,149	0	5,149
Countywide Totals	112,637	7,998	104,639	5,780	889	4,891	8,381	894	7,487	49,220	277	48,943	34,077	464	33,613	29,900	1,401	28,499	14,503	314	14,189

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Butner	15,865	77,683
Town of Creedmoor	3,809	14,736
Town of Stem	305	260
Unincorporated Granville County	98,438	43,402
Countywide Totals	118,417	136,081

Growth Allocation by Jurisdiction, Plans & Trends - 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	371,053	2,431,053	9,547,586	77,586	9,470,000	5,970,909	136,970	5,833,939	5,968,621	382,069	5,586,552	2,393,125	68,125	2,325,000
Town of Creedmoor	920,000	94,737	825,263	1,685,172	17,931	1,667,241	1,077,273	3,636	1,073,636	992,069	85,862	906,207	521,563	30,000	491,563
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	4,737	684,211	5,705,172	0	5,705,172	3,256,667	0	3,256,667	3,328,276	15,172	3,313,103	1,609,063	0	1,609,063
Countywide Totals	4,411,053	470,526	3,940,526	16,972,414	95,517	16,876,897	10,326,364	140,606	10,185,758	10,310,345	483,103	9,827,241	4,532,188	98,125	4,434,063

Total Demand (Growth Allocation), Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	6,120	2,708
Town of Creedmoor	1,374	589
Town of Stem	47	0
Unincorporated Granville County	1,346	53
Countywide Totals	8,887	3,350

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	31,559	13,881	17,677	7,640	1,601	6,039	39,199	15,482	23,717
Town of Creedmoor	8,915	3,435	5,481	779	109	670	9,694	3,543	6,151
Town of Stem	783	122	660	8	0	8	791	122	669
Unincorporated Granville County	251,599	3,357	248,243	3,421	113	3,309	255,021	3,469	251,552
Countywide Totals	292,856	20,795	272,061	11,849	1,822	10,027	304,705	22,617	282,088

Granville County Average Household Size

Single Family	Multi Family
2.6	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
531,081	185,908	5,141	1,397	122,695	50,206	48,149	52,467

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	5,434	1,115	4,319	1,131	199	932	321	11	310	4,408	115	4,293	2,107	190	1,917	1,321	415	906	1,828	37	1,791
Town of Lillington	6,285	2,251	4,034	1,486	262	1,224	643	111	532	19,326	225	19,101	12,865	456	12,409	11,816	577	11,239	8,905	23	8,882
Town of Coats	5,269	411	4,858	922	145	777	249	14	235	7,289	33	7,256	6,141	109	6,032	4,286	355	3,931	3,707	84	3,623
Town of Erwin	5,129	119	5,010	0	0	0	17	0	17	1,088	0	1,088	247	0	247	326	4	322	600	0	600
Town of Fuquay-Varina	39	1	38	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	163,752	3,663	160,089	1,599	234	1,365	167	0	167	90,584	1,039	89,545	28,846	582	28,264	30,400	1,451	28,949	37,427	549	36,878
Countywide Totals	185,908	7,560	178,348	5,141	840	4,301	1,397	136	1,261	122,695	1,412	121,283	50,206	1,337	48,869	48,149	2,802	45,347	52,467	693	51,774
Total Committed	4,541			0			0			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	4,541	4,541		0			0			0			0			0			0		

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Angier	6,565	9,985
Town of Lillington	7,771	53,555
Town of Coats	6,191	21,672
Town of Erwin	5,129	2,278
Town of Fuquay-Varina	42	0
Unincorporated Harnett County	165,351	187,424
Countywide Totals	191,049	274,914
Total Committed	4,541	0
Total Asserted	0	0
Total Committed & Asserted	4,541	0

Growth Allocation by Jurisdiction, Plans & Trends - 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	168,947	5,789	163,158	1,520,000	39,655	1,480,345	638,485	57,576	580,909	455,517	143,103	312,414	571,250	11,563	559,688
Town of Lillington	338,421	58,421	280,000	6,664,138	77,586	6,586,552	3,898,485	138,182	3,760,303	4,074,483	198,966	3,875,517	2,782,813	7,188	2,775,625
Town of Coats	131,053	7,368	123,684	2,513,448	11,379	2,502,069	1,860,909	33,030	1,827,879	1,477,931	122,414	1,355,517	1,158,438	26,250	1,132,188
Town of Erwin	8,947	0	8,947	375,172	0	375,172	74,848	0	74,848	112,414	1,379	111,034	187,500	0	187,500
Town of Fuquay-Varina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	87,895	0	87,895	31,235,862	358,276	30,877,586	8,741,212	176,364	8,564,848	10,482,759	500,345	9,982,414	11,695,938	171,563	11,524,375
Countywide Totals	735,263	71,579	663,684	42,308,621	486,897	41,821,724	15,213,939	405,152	14,808,788	16,603,103	966,207	15,636,897	16,395,938	216,563	16,179,375

Total Demand (Growth Allocation), Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Angier	1,314	768
Town of Lillington	2,513	1,392
Town of Coats	556	595
Town of Erwin	119	4
Town of Fuquay-Varina	1	0
Unincorporated Harnett County	3,897	3,621
Countywide Totals	8,400	6,380

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	15,215	3,122	12,093	2,319	408	1,911	17,534	3,530	14,004
Town of Lillington	17,598	6,303	11,295	3,046	537	2,509	20,644	6,840	13,804
Town of Coats	14,753	1,151	13,602	1,890	297	1,593	16,643	1,448	15,195
Town of Erwin	14,361	333	14,028	0	0	0	14,361	333	14,028
Town of Fuquay-Varina	109	3	106	6	0	6	115	3	113
Unincorporated Harnett County	458,506	10,256	448,249	3,278	480	2,798	461,784	10,736	451,047
Countywide Totals	520,542	21,168	499,374	10,539	1,722	8,817	531,081	22,890	508,191

Harnett County Average Household Size

Single Family	Multi Family
2.8	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
423,844	136,404	22,158	114,235	238,083	275,436	124,116	74,969

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, Plans & Trends - 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	30,117	24,583	5,534	8,970	4,952	4,018	17,731	2,417	15,314	26,701	1,570	25,131	27,539	2,945	24,594	18,816	8,906	9,910	12,451	1,796	10,655
Town of Benson	6,342	5,066	1,276	650	242	408	7,174	155	7,019	8,705	390	8,315	4,754	522	4,232	4,449	1,304	3,145	3,306	220	3,086
Town of Wilson's Mills	2,532	2,280	252	667	240	427	5,022	177	4,845	11,443	260	11,183	7,667	276	7,391	5,340	975	4,365	4,092	144	3,948
Town of Kenly	1,931	1,448	483	202	9	193	117	0	117	1,265	15	1,250	2,734	112	2,622	3,454	480	2,974	622	11	611
Town of Micro	1,714	1,212	502	0	0	0	8	0	8	9,350	81	9,269	85,506	3,572	81,934	10,642	2,228	8,414	0	0	0
Town of Selma	3,586	2,652	934	2,331	697	1,634	17,772	911	16,861	35,090	586	34,504	22,572	1,188	21,384	14,367	2,989	11,378	11,532	865	10,667
Town of Smithfield	12,893	9,453	3,440	1,946	601	1,345	7,518	1,096	6,422	32,145	1,034	31,111	21,417	1,216	20,201	13,646	4,194	9,452	10,420	444	9,976
Town of Four Oaks	13,402	9,635	3,767	1	1	0	11,669	575	11,094	1,683	89	1,594	382	53	329	503	147	356	938	20	918
Town of Archer Lodge	1,176	759	417	7	0	7	309	2	307	176	0	176	239	1	238	85	37	48	144	4	140
Town of Pine Level	2,175	1,419	756	189	39	150	1,567	14	1,553	1,681	49	1,632	433	11	422	599	150	449	512	12	500
Town of Princeton	1,279	865	414	7	5	2	1,166	0	1,166	333	11	322	155	2	153	82	8	74	248	1	247
Unincorporated Johnson County	59,257	7,965	51,292	7,188	696	6,492	46,388	7	46,381	109,511	41	109,470	102,038	272	101,766	52,133	1,475	50,658	30,704	406	30,298
Countywide Totals	136,404	67,337	69,067	22,158	7,482	14,676	114,235	5,354	111,087	238,083	4,126	233,957	275,436	10,170	265,266	124,116	22,893	101,223	74,969	3,923	71,046
Total Committed	6,411			1,670			1,228			0			0			0			0		
Total Asserted	0			0			0			0			0			0			0		
Total Committed & Asserted	6,411	6,411		1,670	1,670		1,228	1,228		0			0			0			0		

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	39,087	103,238
Town of Benson	6,992	28,388
Town of Wilson's Mills	3,199	33,564
Town of Kenly	2,133	8,192
Town of Micro	1,714	105,506
Town of Selma	5,917	101,333
Town of Smithfield	14,839	85,146
Town of Four Oaks	13,403	15,175
Town of Archer Lodge	1,183	953
Town of Pine Level	2,364	4,792
Town of Princeton	1,286	1,984
Unincorporated Johnson County	66,445	340,774
Countywide Totals	158,562	829,045
Total Committed	8,081	1,228
Total Asserted	0	0
Total Committed & Asserted	8,081	1,228

Growth Allocation by Jurisdiction, Plans & Trends - 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	9,332,105	1,272,105	8,060,000	9,207,241	541,379	8,665,862	8,345,152	892,424	7,452,727	6,488,276	3,071,034	3,417,241	3,890,938	561,250	3,329,688
Town of Benson	3,775,789	81,579	3,694,211	3,001,724	134,483	2,867,241	1,440,606	158,182	1,282,424	1,534,138	449,655	1,084,483	1,033,125	68,750	964,375
Town of Wilson's Mills	2,643,158	93,158	2,550,000	3,945,862	89,655	3,856,207	2,323,333	83,636	2,239,697	1,841,379	336,207	1,505,172	1,278,750	45,000	1,233,750
Town of Kenly	61,579	0	61,579	436,207	5,172	431,034	828,485	33,939	794,545	1,191,034	165,517	1,025,517	194,375	3,438	190,938
Town of Micro	4,211	0	4,211	3,224,138	27,931	3,196,207	25,910,909	1,082,424	24,828,485	3,669,655	768,276	2,901,379	0	0	0
Town of Selma	9,353,684	479,474	8,874,211	12,100,000	202,069	11,897,931	6,840,000	360,000	6,480,000	4,954,138	1,030,690	3,923,448	3,603,750	270,313	3,333,438
Town of Smithfield	3,956,842	576,842	3,380,000	11,084,483	356,552	10,727,931	6,490,000	368,485	6,121,515	4,705,517	1,446,207	3,259,310	3,256,250	138,750	3,117,500
Town of Four Oaks	6,141,579	302,632	5,838,947	580,345	30,690	549,655	115,758	16,061	99,697	173,448	50,690	122,759	293,125	6,250	286,875
Town of Archer Lodge	162,632	1,053	161,579	60,690	0	60,690	72,424	303	72,121	29,310	12,759	16,552	45,000	1,250	43,750
Town of Pine Level	824,737	7,368	817,368	579,655	16,897	562,759	131,212	3,333	127,879	206,552	51,724	154,828	160,000	3,750	156,250
Town of Princeton	613,684	0	613,684	114,828	3,793	111,034	46,970	606	46,364	28,276	2,759	25,517	77,500	313	77,188
Unincorporated Johnson County	24,414,737	3,684	24,411,053	37,762,414	14,138	37,748,276	30,920,606	82,424	30,838,182	17,976,897	508,621	17,468,276	9,595,000	126,875	9,468,125
Countywide Totals	61,284,737	2,817,895	58,466,842	82,097,586	1,422,759	80,674,828	83,465,455	3,081,818	80,383,636	42,798,621	7,894,138	34,904,483	23,427,813	1,225,938	22,201,875

Total Demand (Growth Allocation), Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	29,535	17,634
Town of Benson	5,308	2,591
Town of Wilson's Mills	2,520	1,832
Town of Kenly	1,457	618
Town of Micro	1,212	5,881
Town of Selma	3,349	6,539
Town of Smithfield	10,054	7,984
Town of Four Oaks	9,636	884
Town of Archer Lodge	759	44
Town of Pine Level	1,458	236
Town of Princeton	870	22
Unincorporated Johnson County	8,661	2,201
Countywide Totals	74,819	46,466

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	84,629	69,078	15,551	16,415	9,062	7,353	101,044	78,140	22,903
Town of Benson	17,821	14,235	3,586	1,190	443	747	19,011	14,678	4,332
Town of Wilson's Mills	7,115	6,407	708	1,221	439	781	8,336	6,846	1,490
Town of Kenly	5,426	4,069	1,357	370	16	353	5,796	4,085	1,710
Town of Micro	4,816	3,406	1,411	0	0	0	4,816	3,406	1,411
Town of Selma	10,077	7,452	2,625	4,266	1,276	2,990	14,342	8,728	5,615
Town of Smithfield	36,229	26,563	9,666	3,561	1,100	2,461	39,791	27,663	12,128
Town of Four Oaks	37,660	27,074	10,585	2	2	0	37,661	27,076	10,585
Town of Archer Lodge	3,305	2,133	1,172	13	0	13	3,317	2,133	1,185
Town of Pine Level	6,112	3,987	2,124	346	71	275	6,458	4,059	2,399
Town of Princeton	3,594	2,431	1,163	13	9	4	3,607	2,440	1,167
Unincorporated Johnson County	166,512	22,382	144,131	13,154	1,274	11,880	179,666	23,655	156,011
Countywide Totals	383,295	189,217	194,078	40,549	13,692	26,857	423,844	202,909	220,935

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 - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
10,245	3,988	58	4,338	3,708	953	1,142	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	1,053	198	855	58	39	19	4,236	22	4,214	3,318	7	3,311	763	24	739	984	60	924	1,905	7	1,898
Unincorporated Nash County	2,935	26	2,909	0	0	0	102	0	102	390	0	390	190	0	190	158	0	158	221	0	221
Countywide Totals	3,988	224	3,764	58	39	19	4,338	22	4,316	3,708	7	3,701	953	24	929	1,142	60	1,082	2,126	7	2,119

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,111	11,206
Unincorporated Nash County	2,935	1,061
Countywide Totals	4,046	12,267

Growth Allocation by Jurisdiction, Plans & Trends - 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	2,229,474	11,579	2,217,895	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	134,483	0	134,483	57,576	0	57,576	54,483	0	54,483	69,063	0	69,063
Countywide Totals	2,283,158	11,579	2,271,579	1,278,621	2,188	1,276,433	288,788	7,273	281,515	393,793	20,690	373,103	664,375	2,188	662,188

Total Demand, Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	237	120
Unincorporated Nash County	26	0
Countywide Totals	263	120

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,675	503	2,172	115	78	38	2,790	581	2,210
Unincorporated Nash County	7,455	66	7,389	0	0	0	7,455	66	7,389
Countywide Totals	10,130	569	9,561	115	78	38	10,245	647	9,598

Nash County Average Household Size

Single Family	Multi Family
2.54	1.99

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
104,755	23,787	22,955	92,960	73,730	45,070	67,485	45,169

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, Plans & Trends - 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	328	327	1	556	35	521	342	6	336	252	82	170	1,134	243	891	240	168	72	265	51	214
Town of Chapel Hill	2,415	2,350	65	15,359	6,968	8,391	961	606	355	18,883	2,513	16,370	23,711	12,122	11,589	23,074	19,276	3,798	15,985	3,150	12,835
Town of Hillsborough	3,586	3,435	151	2,485	343	2,142	890	0	890	4,637	137	4,500	3,670	336	3,334	6,213	1,730	4,483	2,875	22	2,853
City of Mebane	1,184	1,155	29	462	0	462	9,089	534	8,555	769	0	769	434	0	434	512	250	262	336	0	336
Unincorporated Orange County	16,274	6,421	9,853	4,093	24	4,069	81,678	1,223	80,455	49,189	0	49,189	16,121	964	15,157	37,446	5,444	32,002	25,708	2	25,706
Countywide Totals	23,787	13,688	10,099	22,955	7,370	15,585	92,960	2,369	90,591	73,730	2,732	70,998	45,070	13,665	31,405	67,485	26,868	40,617	45,169	3,225	41,944
Total Committed	2,822			4,587			1,015			1,590			2,268			1,363			914		
Total Asserted	0			0			0			228			2,316			2,181			19		
Total Committed & Asserted	2,822	2,822		4,587	4,587		1,015	1,015		1,818	1,818		4,584	4,584		3,544	3,544		933	933	

Total Capacity, Draft 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Carrboro	884	2,233
Town of Chapel Hill	17,774	82,614
Town of Hillsborough	6,071	18,285
City of Mebane	1,646	11,140
Unincorporated Orange County	20,367	210,142
Countywide Totals	46,742	324,414
Total Committed	7,409	7,150
Total Asserted	0	4,744
Total Committed & Asserted	7,409	11,894

Growth Allocation by Jurisdiction, (Plans & Trends - 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	180,000	3,158	176,842	86,897	28,276	58,621	343,636	73,636	270,000	82,759	57,931	24,828	82,813	15,938	66,875
Town of Chapel Hill	505,789	318,947	186,842	6,511,379	866,552	5,644,828	7,185,152	3,673,333	3,511,818	7,956,552	6,646,897	1,309,655	4,995,313	984,375	4,010,938
Town of Hillsborough	468,421	0	468,421	1,598,966	47,241	1,551,724	1,112,121	101,818	1,010,303	2,142,414	596,552	1,545,862	898,438	6,875	891,563
City of Mebane	4,783,684	281,053	4,502,632	265,172	0	265,172	131,515	0	131,515	176,552	86,207	90,345	105,000	0	105,000
Unincorporated Orange County	42,988,421	643,684	42,344,737	16,961,724	0	16,961,724	4,885,152	292,121	4,593,030	12,912,414	1,877,241	11,035,172	8,033,750	625	8,033,125
Countywide Totals	48,926,316	1,246,842	47,679,474	25,424,138	942,069	24,482,069	13,657,576	4,140,909	9,516,667	23,270,690	9,264,828	14,005,862	14,115,313	1,007,813	13,107,500

Total Demand, Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	362	550
Town of Chapel Hill	9,318	37,667
Town of Hillsborough	3,778	2,225
City of Mebane	1,155	784
Unincorporated Orange County	6,445	7,633
Countywide Totals	21,058	48,859

Includes Committed / Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction,Plans & Trends - 2055 MTP

Jurisdiction	Single Family DU Population			Multifamily DU Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Carrboro	846	844	3	1,051	66	985	1,897	910	987
Town of Chapel Hill	6,231	6,063	168	29,029	13,170	15,859	35,259	19,233	16,027
Town of Hillsborough	9,252	8,862	390	4,697	648	4,048	13,949	9,511	4,438
City of Mebane	3,055	2,980	75	873	0	873	3,928	2,980	948
Unincorporated Orange County	41,987	16,566	25,421	7,736	45	7,690	49,723	16,612	33,111
Countywide Totals	61,370	35,315	26,055	43,385	13,929	29,456	104,755	49,244	55,511

Orange County Average Household Size

Single Family	Multi Family
2.58	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
34,454	14,144	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	1,492	1,707	264	113	151	616	0	616	1,814	155	1,659	554	143	411	652	513	139	1,040	67	973
Unincorporated Person County	10,945	650	10,295	0	0	0	1,787	0	1,787	5,613	36	5,577	897	79	818	937	386	551	1,132	31	1,101
Countywide Totals	14,144	2,142	12,002	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, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Emp
City of Roxboro	3,463	4,676
Unincorporated Person	10,945	10,366
Countywide Totals	14,408	15,042
Total Committed	470	34
Total Asserted	0	0
Total Committed & Asserted	470	34

Growth Allocation by Jurisdiction, Plans & Trends - 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	43,333	124,545	224,828	176,897	47,931	325,000	20,938	304,063
Unincorporated Person	940,526	0	940,526	1,935,517	12,414	1,923,103	271,818	23,939	247,879	323,103	133,103	190,000	353,750	9,688	344,063
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, Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	1,605	878
Unincorporated Person	650	532
Countywide Totals	2,255	1,410

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 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	3,566	4,080	649	278	371	8,295	3,844	4,451
Unincorporated Person County	26,159	1,554	24,605	0	0	0	26,159	1,554	24,605
Countywide Totals	33,804	5,119	28,685	649	278	371	34,454	5,397	29,056

Person County Average Household Size

Single Family	Multi Family
2.39	2.46

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Plans Trends (02.17.25)

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 (Plans & Trends - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,369,818	276,646	322,244	115,429	479,849	467,241	350,894	234,779

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	132,167	110,350	21,817	202,214	68,765	133,449	44,235	18,623	25,612	153,228	48,764	104,464	194,068	117,692	76,376	162,562	160,829	1,733	95,512	43,136	52,376
Town of Wake Forest	5,262	4,667	595	4,708	2,064	2,644	895	631	264	7,342	755	6,587	5,640	1,242	4,398	3,707	3,452	255	3,922	231	3,691
Town of Rolesville	6,942	6,578	364	3,680	232	3,448	152	67	85	24,746	507	24,239	14,915	3,123	11,792	6,568	6,286	282	8,384	60	8,324
Town of Knightdale	4,962	4,648	314	3,694	1,285	2,409	5,886	3,236	2,650	25,610	753	24,857	16,201	1,950	14,251	6,692	6,545	147	9,270	197	9,073
Town of Zebulon	3,921	3,847	74	481	1	480	1,091	268	823	1,069	3	1,066	1,694	89	1,605	1,174	1,037	137	657	18	639
Town of Wendell	8,361	7,601	760	5,715	1,469	4,246	3,223	1,205	2,018	31,353	768	30,585	16,998	862	16,136	6,650	6,430	220	12,111	482	11,629
Town of Garner	26,981	21,443	5,538	16,628	2,719	13,909	14,725	10,119	4,606	49,831	1,910	47,921	44,598	5,305	39,293	30,124	26,204	3,920	17,833	784	17,049
Town of Holly Springs	12,331	10,557	1,774	4,875	1,230	3,645	6,424	2,924	3,500	19,184	673	18,511	13,445	2,679	10,766	6,681	6,606	75	8,728	286	8,442
Town of Fuquay-Varina	41,414	34,804	6,610	10,635	1,941	8,694	14,519	5,416	9,103	40,033	2,483	37,550	27,736	3,369	24,367	21,326	20,577	749	20,263	1,343	18,920
Town of Apex	15,454	13,150	2,304	27,933	6,292	21,641	14,986	2,488	12,498	77,292	4,068	73,224	48,211	10,114	38,097	53,453	52,267	1,186	29,721	2,039	27,682
Town of Cary	15,969	14,904	1,065	36,675	12,241	24,434	5,910	3,215	2,695	43,216	13,406	29,810	55,166	33,073	22,093	44,093	43,944	149	23,585	8,324	15,261
Town of Morrisville	720	711	9	4,560	2,295	2,265	1,161	961	200	4,465	1,774	2,691	13,260	12,040	1,220	3,925	3,921	4	2,684	1,156	1,528
Town of Angier	1,132	1,048	84	22	0	22	297	56	241	297	1	296	240	95	145	77	76	1	219	1	218
Research Triangle Park	15	12	3	103	0	103	0	0	0	1,302	32	1,270	12,929	6,621	6,308	3,182	3,080	102	201	0	201
Town of Clayton	89	83	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	147	89	58	128	0	128	63	27	36	348	71	277	194	123	71	167	167	0	176	63	113
Unincorporated Wake County	779	87	692	193	0	193	1,862	536	1,326	533	51	482	1,946	863	1,083	513	321	192	1,513	1,077	436
Countywide Totals	276,646	234,579	42,067	322,244	100,534	221,710	115,429	49,772	65,657	479,849	76,019	403,830	467,241	199,240	268,001	350,894	341,742	9,152	234,779	59,197	175,582
Total Committed	41,900			52,962			22,609			11,088			32,398			6,819			5,912		
Total Asserted	0			3,538			958			661			8,731			5,722			2,497		
Total Committed & Asserted	41,900	45,474	-3,574	56,500	60,958	-4,458	23,567	16,361	7,206	11,749	11,768	-19	41,129	41,000	129	12,541	12,659	-118	8,409	9,193	-784

Total Capacity, Plans & Trends - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	334,381	649,605
Town of Wake Forest	9,970	21,506
Town of Rolesville	10,622	54,765
Town of Knightdale	8,656	63,659
Town of Zebulon	4,402	5,685
Town of Wendell	14,076	70,335
Town of Garner	43,609	157,111
Town of Holly Springs	17,206	54,462
Town of Fuquay-Varina	52,049	123,877
Town of Apex	43,387	223,663
Town of Cary	52,644	171,970
Town of Morrisville	5,280	25,495
Town of Angier	1,154	1,130
Research Triangle Park	118	17,614
Town of Clayton	89	0
City of Durham	275	948
Unincorporated Wake County	972	6,367
Countywide Totals	598,890	1,648,192
Total Committed	94,862	78,826
Total Asserted	3,538	18,569
Total Committed & Asserted	98,400	97,395

Growth Allocation by Jurisdiction, Plans & Trends - 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	23,281,579	9,801,579	13,480,000	52,837,241	16,815,172	36,022,069	58,808,485	35,664,242	23,144,242	56,055,862	55,458,276	597,586	29,847,500	13,480,000	16,367,500
Town of Wake Forest	471,053	332,105	138,947	2,531,724	260,345	2,271,379	1,709,091	376,364	1,332,727	1,278,276	1,190,345	87,931	1,225,625	72,188	1,153,438
Town of Rolesville	80,000	35,263	44,737	8,533,103	174,828	8,358,276	4,519,697	946,364	3,573,333	2,264,828	2,167,586	97,241	2,620,000	18,750	2,601,250
Town of Knightdale	3,097,895	1,703,158	1,394,737	8,831,034	259,655	8,571,379	4,909,394	590,909	4,318,485	2,307,586	2,256,897	50,690	2,896,875	61,563	2,835,313
Town of Zebulon	574,211	141,053	433,158	368,621	1,034	367,586	513,333	26,970	486,364	404,828	357,586	47,241	205,313	5,625	199,688
Town of Wendell	1,696,316	634,211	1,062,105	10,811,379	264,828	10,546,552	5,150,909	261,212	4,889,697	2,293,103	2,217,241	75,862	3,784,688	150,625	3,634,063
Town of Garner	7,750,000	5,325,789	2,424,211	17,183,103	658,621	16,524,483	13,514,545	1,607,576	11,906,970	10,387,586	9,035,862	1,351,724	5,572,813	245,000	5,327,813
Town of Holly Springs	3,381,053	1,538,947	1,842,105	6,615,172	232,069	6,383,103	4,074,242	811,818	3,262,424	2,303,793	2,277,931	25,862	2,727,500	89,375	2,638,125
Town of Fuquay-Varina	7,641,579	2,850,526	4,791,053	13,804,483	856,207	12,948,276	8,404,848	1,020,909	7,383,939	7,353,793	7,095,517	258,276	6,332,188	419,688	5,912,500
Town of Apex	7,887,368	1,309,474	6,577,895	26,652,414	1,402,759	25,249,655	14,609,394	3,064,848	11,544,545	18,432,069	18,023,103	408,966	9,287,813	637,188	8,650,625
Town of Cary	3,110,526	1,692,105	1,418,421	14,902,069	4,622,759	10,279,310	16,716,970	10,022,121	6,694,848	15,204,483	15,153,103	51,379	7,370,313	2,601,250	4,769,063
Town of Morrisville	611,053	505,789	105,263	1,539,655	611,724	927,931	4,018,182	3,648,485	369,697	1,353,448	1,352,069	1,379	838,750	361,250	477,500
Town of Angier	156,316	29,474	126,842	102,414	345	102,069	72,727	28,788	43,939	26,552	26,207	345	68,438	313	68,125
Research Triangle Park	0	0	0	448,966	11,034	437,931	3,917,879	2,006,364	1,911,515	1,097,241	1,062,069	35,172	62,813	0	62,813
Town of Clayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	33,158	14,211	18,947	120,000	24,483	95,517	58,788	37,273	21,515	57,586	57,586	0	55,000	19,688	35,313
Unincorporated Wake County	980,000	282,105	697,895	183,793	17,586	166,207	589,697	261,515	328,182	176,897	110,690	66,207	472,813	336,563	136,250
Countywide Totals	60,752,105	26,195,789	34,556,316	165,465,172	26,213,448	139,251,724	141,588,182	60,375,758	81,212,424	120,997,931	117,842,069	3,155,862	73,368,438	18,499,063	54,869,375

Total Demand, Plans & Trends - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	179,115	389,044
Town of Wake Forest	6,731	6,311
Town of Rolesville	6,810	10,043
Town of Knightdale	5,933	12,681
Town of Zebulon	3,848	1,415
Town of Wendell	9,070	9,747
Town of Garner	24,162	44,322
Town of Holly Springs	11,787	13,168
Town of Fuquay-Varina	36,745	33,188
Town of Apex	19,442	70,976
Town of Cary	27,145	101,962
Town of Morrisville	3,006	19,852
Town of Angier	1,048	229
Research Triangle Park	12	9,733
Town of Clayton	83	0
City of Durham	89	451
Unincorporated Wake County	87	2,848
Countywide Totals	335,113	725,970

Household Population Growth Allocation by Jurisdiction, Plans & Trends - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	363,459	303,463	59,997	382,184	129,966	252,219	745,644	433,428	312,215
Town of Wake Forest	14,471	12,834	1,636	8,898	3,901	4,997	23,369	16,735	6,633
Town of Rolesville	19,091	18,090	1,001	6,955	438	6,517	26,046	18,528	7,518
Town of Knightdale	13,646	12,782	864	6,982	2,429	4,553	20,627	15,211	5,417
Town of Zebulon	10,783	10,579	204	909	2	907	11,692	10,581	1,111
Town of Wendell	22,993	20,903	2,090	10,801	2,776	8,025	33,794	23,679	10,115
Town of Garner	74,198	58,968	15,230	31,427	5,139	26,288	105,625	64,107	41,518
Town of Holly Springs	33,910	29,032	4,879	9,214	2,325	6,889	43,124	31,356	11,768
Town of Fuquay-Varina	113,889	95,711	18,178	20,100	3,668	16,432	133,989	99,379	34,609
Town of Apex	42,499	36,163	6,336	52,793	11,892	40,901	95,292	48,054	47,237
Town of Cary	43,915	40,986	2,929	69,316	23,135	46,180	113,231	64,121	49,109
Town of Morrisville	1,980	1,955	25	8,618	4,338	4,281	10,598	6,293	4,306
Town of Angier	3,113	2,882	231	42	0	42	3,155	2,882	273
Research Triangle Park	41	33	8	195	0	195	236	33	203
Town of Clayton	245	228	17	0	0	0	245	228	17
City of Durham	404	245	160	242	0	242	646	245	401
Unincorporated Wake County	2,142	239	1,903	365	0	365	2,507	239	2,268
Countywide Totals	760,777	645,092	115,684	609,041	190,009	419,032	1,369,818	835,102	534,716

Wake County Average Household Size

Single Family	Multi Family
2.75	1.89

Committed/Asserted Development Included

Guide Total Check