2055 MTP - Growth Analysis Output Summary by County

Regional Growth Capacity Total Summary Table

		Total	Dwelling Units		Employment				
		Population	Single Family	Multi-Family	Industrial	Retail	Office	Service - Low Rate	Service - High Rate
Alamance	2055 MTP Region Guide Total	0	0	0					
	2055 MTP Capacity								
Chatham	2055 MTP Region Guide Total	48,604	18,341	2,038	4,603	872	3,283	7,363	1,424
	2055 MTP Capacity	247,159	83,236	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	475,785	166,551	4,606	1,292	109,034	44,382	43,115	46,593
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	392,574	126,063	20,949	114,235	220,736	251,635	114,855	70,171
Nash	2055 MTP Region Guide Total	646	224	39	22	7	24	60	7
	2055 MTP Capacity	10,212	3,975	58	4,338	3,703	917	1,127	2,126
Orange	2055 MTP Region Guide Total	49,246	13,688	7,370	2,369	2,732	13,665	26,868	3,225
	2055 MTP Capacity	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	1,370,376	276,519	322,724	115,429	479,803	467,164	350,859	234,773
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	3,640,810	977,710	546,476	443,255	1,467,738	1,416,590	837,706	570,810

Guide Totals match Demand Totals

Demand Exceeds Capacity

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Shared Leadership (03.11.25)

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 (Shared Leadership - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
247,159	83,236	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	629	11,334	3,363	19	3,344	14,522	1,800	12,722	50,425	0	50,425	29,707	408	29,299	10,445	1,891	8,554	16,369	108	16,261
Town of Pittsboro	46,110	17,158	28,952	13,536	1,688	11,848	7	0	7	27,929	444	27,485	12,484	2,538	9,946	9,150	4,937	4,213	10,045	1,073	8,972
Town of Cary	4,907	457	4,450	430	95	335	195	0	195	0	0	0	278	41	237	30	11	19	33	4	29
Town of Goldston	244	0	244	895	0	895	10	0	10	5,152	0	5,152	4,560	0	4,560	3,068	44	3,024	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	20	168	433	0	433
Unincorporated Chatham County	20,011	97	19,914	5,090	236	4,854	12,885	1,891	10,994	243,642	429	243,213	95,282	296	94,986	49,547	460	49,087	17,914	239	17,675
Countywide Totals	83,236	18,341	64,895	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, Shared Leadership - 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	25,101	419,270
Countywide Totals	106,550	620,786
Total Committed	2,061	6,656
Total Asserted	0	0
Total Committed & Asserted	2,061	6,656

Growth Allocation by Jurisdiction, Shared Leadership - 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	123,636	8,878,485	3,601,724	652,069	2,949,655	5,115,313	33,750	5,081,563
Town of Pittsboro	3,684	0	3,684	9,630,690	153,103	9,477,586	3,783,030	769,091	3,013,939	3,155,172	1,702,414	1,452,759	3,139,063	335,313	2,803,750
Town of Cary	102,632	0	102,632	0	0	0	84,242	12,424	71,818	10,345	3,793	6,552	10,313	1,250	9,063
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	15,172	1,042,759	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	6,897	57,931	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	89,697	28,783,636	17,085,172	158,621	16,926,552	5,598,125	74,688	5,523,438
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), Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	648	4,207
Town of Pittsboro	18,846	8,992
Town of Cary	552	56
Town of Goldston	0	44
Town of Apex	0	932
Unincorporated Chatham County	333	3,315
Countywide Totals	20,379	17,546

Guide Total Check

Has Committed Development

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 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	1,535	27,655	6,356	36	6,320	35,546	1,571	33,975
Town of Pittsboro	112,508	41,866	70,643	25,583	3,190	22,393	138,091	45,056	93,036
Town of Cary	11,973	1,115	10,858	813	180	633	12,786	1,295	11,491
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	48,827	237	48,590	9,620	446	9,174	58,447	683	57,764
Countywide Totals	203,096	44,752	158,344	44,063	3,852	40,212	247,159	48,604	198,555

Chatham County Average Household Size

Single Family	Multi Family
2.44	1.89

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Shared Leadership (03.11.25)

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 (Shared Leadership - 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	42,522	50,181	126,053	21,933	104,120	38,495	20,813	17,682	126,312	11,200	115,112	138,868	46,523	92,345	89,336	66,264	23,072	76,606	16,664	59,942
Town of Chapel Hill	29	25	4	2,152	13	2,139	0	0	0	3,073	340	2,733	3,038	1,547	1,491	4,137	3,842	295	933	43	890
Research Triangle Park	7,767	633	7,134	10,807	1,335	9,472	773	702	71	34,538	1,407	33,131	99,842	17,776	82,066	34,325	21,941	12,384	19,253	1,692	17,561
City of Raleigh	93	26	67	13	0	13	57	5	52	30	0	30	4	0	4	23	11	12	15	0	15
Unincorporated Durham County	7,767	30	7,737	303	0	303	8,599	1	8,598	3,860	0	3,860	138,868	0	138,868	1,902	6	1,896	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, Shared Leadership - 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, Shared Leadership - 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	10,954,211	9,306,316	43,555,862	3,862,069	39,693,793	42,081,212	14,097,879	27,983,333	30,805,517	22,849,655	7,955,862	23,939,375	5,207,500	18,731,875
Town of Chapel Hill	0	0	0	1,059,655	117,241	942,414	920,606	468,788	451,818	1,426,552	1,324,828	101,724	291,563	13,438	278,125
RTP	406,842	369,474	37,368	11,909,655	485,172	11,424,483	30,255,152	5,386,667	24,868,485	11,836,207	7,565,862	4,270,345	6,016,563	528,750	5,487,813
City of Raleigh	30,000	2,632	27,368	10,345	0	10,345	1,212	0	1,212	7,931	3,793	4,138	4,688	0	4,688
Unincorporated Durham County	4,525,789	526	4,525,263	1,331,034	0	1,331,034	42,081,212	0	42,081,212	655,862	2,069	653,793	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), Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Durham	64,455	161,464
Town of Chapel Hill	38	5,772
RTP	1,968	43,518
City of Raleigh	26	16
Unincorporated Durham County	30	7
Countywide Totals	66,517	210,777

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Durham	231,758	106,305	125,453	230,677	40,137	190,540	462,434	146,442	315,992
Town of Chapel Hill	73	63	10	3,938	24	3,914	4,011	86	3,924
Research Triangle Park	19,418	1,583	17,835	19,777	2,443	17,334	39,194	4,026	35,169
City of Raleigh	233	65	168	24	0	24	256	65	191
Unincorporated Durham County	19,418	75	19,343	554	0	554	19,972	75	19,897
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 - Shared Leadership (03.11.25)

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 (Shared Leadership - 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, Shared Leadership - 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	4,585	748	3,223	1,037	2,186	1,230	630	600	2,821	496	2,325	2,564	621	1,943	1,830	937	893	1,282	113	1,169
Town of Franklinton	3,919	2,571	1,348	1,976	101	1,875	1,146	121	1,025	6,846	22	6,824	6,194	440	5,754	3,950	816	3,134	3,063	337	2,726
Town of Louisburg	3,723	1,486	2,237	180	12	168	972	191	781	2,902	80	2,822	1,540	36	1,504	1,286	300	986	1,140	14	1,126
Town of Bunn	3,540	2,203	1,337	10	2	8	347	176	171	4	0	4	9	2	7	1	0	1	2	0	2
Town of Wake Forest	934	894	40	5	5	0	15	11	4	77	0	77	2	1	1	17	2	15	64	9	55
Unincorporated Franklin County	44,990	11,946	33,044	1,104	90	1,014	22,451	1,289	21,162	15,954	14	15,940	38,452	1,128	37,324	19,541	1,234	18,307	4,623	39	4,584
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, Shared Leadership - 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, Shared Leadership - 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	331,579	315,789	972,759	171,034	801,724	776,970	188,182	588,788	631,034	323,103	307,931	400,625	35,313	365,313
Town of Franklinton	603,158	63,684	539,474	2,360,690	7,586	2,353,103	1,876,970	133,333	1,743,636	1,362,069	281,379	1,080,690	957,188	105,313	851,875
Town of Louisburg	511,579	100,526	411,053	1,000,690	27,586	973,103	466,667	10,909	455,758	443,448	103,448	340,000	356,250	4,375	351,875
Town of Bunn	182,632	92,632	90,000	1,379	0	1,379	2,727	606	2,121	345	0	345	625	0	625
Town of Wake Forest	7,895	5,789	2,105	26,552	0	26,552	606	303	303	5,862	690	5,172	20,000	2,813	17,188
Unincorporated Franklin County	11,816,316	678,421	11,137,895	5,501,379	4,828	5,496,552	11,652,121	341,818	11,310,303	6,738,276	425,517	6,312,759	1,444,688	12,188	1,432,500
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), Shared Leadership - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Youngsville	5,622	2,797
Town of Franklinton	2,672	1,736
Town of Louisburg	1,498	621
Town of Bunn	2,205	178
Town of Wake Forest	899	23
Unincorporated Franklin County	12,036	3,704
Countywide Totals	24,932	9,059

Includes Committed/Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Youngsville	13,919	11,967	1,952	5,930	1,908	4,022	19,849	13,875	5,975
Town of Franklinton	10,229	6,710	3,518	3,636	186	3,450	13,864	6,896	6,968
Town of Louisburg	9,717	3,878	5,839	331	22	309	10,048	3,901	6,148
Town of Bunn	9,239	5,750	3,490	18	4	15	9,258	5,754	3,504
Town of Wake Forest	2,438	2,333	104	9	9	0	2,447	2,343	104
Unincorporated Franklin County	117,424	31,179	86,245	2,031	166	1,866	119,455	31,345	88,111
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 - Shared Leadership (03.11.25)

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 (Shared Leadership - 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	5,241	6,897	3,727	760	2,967	5,324	690	4,634	27,688	231	27,457	19,704	440	19,264	17,309	1,295	16,014	7,658	254	7,404
Town of Creedmoor	3,429	1,457	1,972	380	47	333	1,748	192	1,556	4,887	46	4,841	3,555	23	3,532	2,877	83	2,794	1,669	60	1,609
Town of Stem	301	73	228	4	0	4	0	0	0	100	0	100	71	0	71	62	0	62	27	0	27
Unincorporated Granville County	96,769	1,227	95,542	1,669	82	1,587	1,309	12	1,297	16,545	0	16,545	10,747	1	10,746	9,652	23	9,629	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, Shared Leadership - 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, Shared Leadership - 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	363,158	2,438,947	9,547,586	79,655	9,467,931	5,970,909	133,333	5,837,576	5,968,621	446,552	5,522,069	2,393,125	79,375	2,313,750
Town of Creedmoor	920,000	101,053	818,947	1,685,172	15,862	1,669,310	1,077,273	6,970	1,070,303	992,069	28,621	963,448	521,563	18,750	502,813
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	6,316	682,632	5,705,172	0	5,705,172	3,256,667	303	3,256,364	3,328,276	7,931	3,320,345	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), Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Butner	6,001	2,910
Town of Creedmoor	1,504	404
Town of Stem	73	0
Unincorporated Granville County	1,309	36
Countywide Totals	8,887	3,350

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Butner	31,559	13,627	17,932	7,640	1,558	6,082	39,199	15,185	24,015
Town of Creedmoor	8,915	3,788	5,127	779	96	683	9,694	3,885	5,810
Town of Stem	783	190	593	8	0	8	791	190	601
Unincorporated Granville County	251,599	3,190	248,409	3,421	168	3,253	255,021	3,358	251,663
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 - Shared Leadership (03.11.25)

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 (Shared Leadership - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
475,785	166,551	4,606	1,292	109,034	44,382	43,115	46,593

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	4,897	1,267	3,630	1,038	362	676	292	11	281	4,196	129	4,067	2,017	95	1,922	1,246	111	1,135	1,733	66	1,667
Town of Lillington	5,885	2,412	3,473	1,279	131	1,148	614	76	538	16,217	317	15,900	11,176	383	10,793	10,892	956	9,936	7,667	287	7,380
Town of Coats	4,784	295	4,489	905	195	710	224	4	220	7,074	34	7,040	5,914	278	5,636	4,142	276	3,866	3,624	173	3,451
Town of Erwin	4,655	137	4,518	0	0	0	17	0	17	977	0	977	221	0	221	294	0	294	538	0	538
Town of Fuquay-Varina	38	0	38	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated Harnett County	146,292	3,449	142,843	1,381	149	1,232	145	45	100	80,570	932	79,638	25,054	581	24,473	26,541	1,459	25,082	33,031	167	32,864
Countywide Totals	166,551	7,560	158,991	4,606	840	3,766	1,292	136	1,156	109,034	1,412	107,622	44,382	1,337	43,045	43,115	2,802	40,313	46,593	693	45,900
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, Shared Leadership - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Angier	5,935	9,484
Town of Lillington	7,164	46,566
Town of Coats	5,689	20,978
Town of Erwin	4,655	2,047
Town of Fuquay-Varina	41	0
Unincorporated Harnett County	147,673	165,341
Countywide Totals	171,157	244,416
Total Committed	4,541	0
Total Asserted	0	0
Total Committed & Asserted	4,541	0

Growth Allocation by Jurisdiction, Shared Leadership - 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	5,789	147,895	1,446,897	44,483	1,402,414	611,212	28,788	582,424	429,655	38,276	391,379	541,563	20,625	520,938
Town of Lillington	323,158	40,000	283,158	5,592,069	109,310	5,482,759	3,386,667	116,061	3,270,606	3,755,862	329,655	3,426,207	2,395,938	89,688	2,306,250
Town of Coats	117,895	2,105	115,789	2,439,310	11,724	2,427,586	1,792,121	84,242	1,707,879	1,428,276	95,172	1,333,103	1,132,500	54,063	1,078,438
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	23,684	52,632	27,782,759	321,379	27,461,379	7,592,121	176,061	7,416,061	9,152,069	503,103	8,648,966	10,322,188	52,188	10,270,000
Countywide Totals	680,000	71,579	608,421	37,597,931	486,897	37,111,034	13,449,091	405,152	13,043,939	14,867,241	966,207	13,901,034	14,560,313	216,563	14,343,750

Total Demand (Growth Allocation), Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Angier	1,629	412
Town of Lillington	2,543	2,019
Town of Coats	490	765
Town of Erwin	137	0
Town of Fuquay-Varina	3	0
Unincorporated Harnett County	3,598	3,184
Countywide Totals	8,400	6,380

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Angier	13,712	3,548	10,164	2,128	742	1,386	15,840	4,290	11,550
Town of Lillington	16,478	6,754	9,724	2,622	269	2,353	19,100	7,022	12,078
Town of Coats	13,395	826	12,569	1,855	400	1,456	15,250	1,226	14,025
Town of Erwin	13,034	384	12,650	0	0	0	13,034	384	12,650
Town of Fuquay-Varina	106	0	106	6	6	0	113	6	106
Unincorporated Harnett County	409,618	9,657	399,960	2,831	305	2,526	412,449	9,963	402,486
Countywide Totals	466,343	21,168	445,175	9,442	1,722	7,720	475,785	22,890	452,895

Harnett County Average Household Size

Single Family	Multi Family
2.8	2.05

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Shared Leadership (03.11.25)

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 (Shared Leadership - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
392,574	126,063	20,949	114,235	220,736	251,635	114,855	70,171

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, Shared Leadership - 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	29,723	25,165	4,558	8,696	5,106	3,590	17,437	2,789	14,648	26,449	1,917	24,532	26,986	3,552	23,434	18,581	7,912	10,669	12,313	1,828	10,485
Town of Benson	5,690	4,779	911	599	262	337	5,886	198	5,688	7,990	219	7,771	4,397	450	3,947	4,099	1,622	2,477	3,020	330	2,690
Town of Wilson's Mills	2,516	2,385	131	647	211	436	4,996	115	4,881	11,175	110	11,065	7,504	575	6,929	5,259	1,272	3,987	3,998	52	3,946
Town of Kenly	1,723	1,336	387	195	26	169	105	0	105	1,160	5	1,155	2,160	13	2,147	2,951	497	2,454	604	10	594
Town of Micro	1,385	1,039	346	0	0	0	8	0	8	8,277	14	8,263	75,743	2,385	73,358	9,396	2,155	7,241	0	0	0
Town of Selma	3,137	2,492	645	1,908	636	1,272	16,170	685	15,485	28,792	1,515	27,277	18,958	1,578	17,380	12,887	3,702	9,185	9,468	876	8,592
Town of Smithfield	12,102	9,276	2,826	1,840	513	1,327	7,371	1,144	6,227	30,494	308	30,186	20,398	1,417	18,981	13,125	4,116	9,009	9,882	282	9,600
Town of Four Oaks	12,066	9,704	2,362	1	1	0	10,596	385	10,211	1,486	30	1,456	338	13	325	449	141	308	828	53	775
Town of Archer Lodge	1,133	843	290	7	0	7	288	5	283	174	0	174	207	9	198	80	35	45	139	4	135
Town of Pine Level	1,914	1,511	403	179	45	134	1,448	33	1,415	1,530	5	1,525	403	8	395	504	151	353	474	25	449
Town of Princeton	1,195	958	237	7	2	5	1,084	0	1,084	325	0	325	148	2	146	77	21	56	242	4	238
Unincorporated Johnson County	53,479	7,849	45,630	6,870	680	6,190	40,329	0	40,329	102,884	3	102,881	94,393	168	94,225	47,447	1,269	46,178	29,203	459	28,744
Countywide Totals	126,063	67,337	58,726	20,949	7,482	13,467	114,235	5,354	100,364	220,736	4,126	216,610	251,635	10,170	241,465	114,855	22,893	91,962	70,171	3,923	66,248
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, Shared Leadership - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Clayton	38,419	101,766
Town of Benson	6,289	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	5,045	86,275
Town of Smithfield	13,942	81,270
Town of Four Oaks	12,067	13,697
Town of Archer Lodge	1,140	888
Town of Pine Level	2,093	4,359
Town of Princeton	1,202	1,876
Unincorporated Johnson County	60,349	314,256
Countywide Totals	147,012	763,115
Total Committed	8,081	1,228
Total Asserted	0	0
Total Committed & Asserted	8,081	1,228

Growth Allocation by Jurisdiction, Shared Leadership - 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	9,177,368	1,467,895	7,709,474	9,120,345	661,034	8,459,310	8,177,576	1,076,364	7,101,212	6,407,241	2,728,276	3,678,966	3,847,813	571,250	3,276,563
Town of Benson	3,097,895	104,211	2,993,684	2,755,172	75,517	2,679,655	1,332,424	136,364	1,196,061	1,413,448	559,310	854,138	943,750	103,125	840,625
Town of Wilson's Mills	2,629,474	60,526	2,568,947	3,853,448	37,931	3,815,517	2,273,939	174,242	2,099,697	1,813,448	438,621	1,374,828	1,249,375	16,250	1,233,125
Town of Kenly	55,263	0	55,263	400,000	1,724	398,276	654,545	3,939	650,606	1,017,586	171,379	846,207	188,750	3,125	185,625
Town of Micro	4,211	0	4,211	2,854,138	4,828	2,849,310	22,952,424	722,727	22,229,697	3,240,000	743,103	2,496,897	0	0	0
Town of Selma	8,510,526	360,526	8,150,000	9,928,276	522,414	9,405,862	5,744,848	478,182	5,266,667	4,443,793	1,276,552	3,167,241	2,958,750	273,750	2,685,000
Town of Smithfield	3,879,474	602,105	3,277,368	10,515,172	106,207	10,408,966	6,181,212	429,394	5,751,818	4,525,862	1,419,310	3,106,552	3,088,125	88,125	3,000,000
Town of Four Oaks	5,576,842	202,632	5,374,211	512,414	10,345	502,069	102,424	3,939	98,485	154,828	48,621	106,207	258,750	16,563	242,188
Town of Archer Lodge	151,579	2,632	148,947	60,000	0	60,000	62,727	2,727	60,000	27,586	12,069	15,517	43,438	1,250	42,188
Town of Pine Level	762,105	17,368	744,737	527,586	1,724	525,862	122,121	2,424	119,697	173,793	52,069	121,724	148,125	7,813	140,313
Town of Princeton	570,526	0	570,526	112,069	0	112,069	44,848	606	44,242	26,552	7,241	19,310	75,625	1,250	74,375
Unincorporated Johnson County	21,225,789	0	21,225,789	35,477,241	1,034	35,476,207	28,603,939	50,909	28,553,030	16,361,034	437,586	15,923,448	9,125,938	143,438	8,982,500
Countywide Totals	55,641,053	2,817,895	52,823,158	76,115,862	1,422,759	74,693,103	76,253,030	3,081,818	73,171,212	39,605,172	7,894,138	31,711,034	21,928,438	1,225,938	20,702,500

Total Demand (Growth Allocation), Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Clayton	30,271	17,998
Town of Benson	5,041	2,819
Town of Wilson's Mills	2,596	2,124
Town of Kenly	1,362	525
Town of Micro	1,039	4,554
Town of Selma	3,128	8,356
Town of Smithfield	9,789	7,267
Town of Four Oaks	9,705	622
Town of Archer Lodge	843	53
Town of Pine Level	1,556	222
Town of Princeton	960	27
Unincorporated Johnson County	8,529	1,899
Countywide Totals	74,819	46,466

Committed / Asserted Development Included

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Clayton	83,522	70,714	12,808	15,914	9,344	6,570	99,435	80,058	19,378
Town of Benson	15,989	13,429	2,560	1,096	479	617	17,085	13,908	3,177
Town of Wilson's Mills	7,070	6,702	368	1,184	386	798	8,254	7,088	1,166
Town of Kenly	4,842	3,754	1,087	357	48	309	5,198	3,802	1,397
Town of Micro	3,892	2,920	972	0	0	0	3,892	2,920	972
Town of Selma	8,815	7,003	1,812	3,492	1,164	2,328	12,307	8,166	4,140
Town of Smithfield	34,007	26,066	7,941	3,367	939	2,428	37,374	27,004	10,369
Town of Four Oaks	33,905	27,268	6,637	2	2	0	33,907	27,270	6,637
Town of Archer Lodge	3,184	2,369	815	13	0	13	3,197	2,369	828
Town of Pine Level	5,378	4,246	1,132	328	82	245	5,706	4,328	1,378
Town of Princeton	3,358	2,692	666	13	4	9	3,371	2,696	675
Unincorporated Johnson County	150,276	22,056	128,220	12,572	1,244	11,328	162,848	23,300	139,548
Countywide Totals	354,237	189,217	165,020	38,337	13,692	24,645	392,574	202,909	189,665

Johnston County Average Household Size

Single Family	Multi Family
2.81	1.83

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Shared Leadership (03.11.25)

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 (Shared Leadership - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
10,212	3,975	58	4,338	3,703	917	1,127	2,126

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

IND	RET	OFF	SRL	SRH
1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Draft 2055 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	1,053	175	878	58	39	19	4,236	22	4,214	3,318	7	3,311	763	4	759	984	60	924	1,905	7	1,898
Unincorporated Nash County	2,922	49	2,873	0	0	0	102	0	102	385	0	385	154	20	134	143	0	143	221	0	221
Countywide Totals	3,975	224	3,751	58	39	19	4,338	22	4,316	3,703	7	3,696	917	24	893	1,127	60	1,067	2,126	7	2,119

Total Capacity, Shared Leadership - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Middlesex	1,111	11,206
Unincorporated Nash County	2,922	1,005
Countywide Totals	4,033	12,211

Growth Allocation by Jurisdiction, Shared Leadership - 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	1,212	230,000	339,310	20,690	318,621	595,313	2,188	593,125
Unincorporated Nash County	53,684	0	53,684	132,759	0	132,759	46,667	6,061	40,606	49,310	0	49,310	69,063	0	69,063
Countywide Totals	2,283,158	11,579	2,271,579	1,276,897	2,188	1,274,709	277,879	7,273	270,606	388,621	20,690	367,931	664,375	2,188	662,188

Total Demand, Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Middlesex	214	100
Unincorporated Nash County	49	20
Countywide Totals	263	120

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Middlesex	2,675	445	2,230	115	78	38	2,790	522	2,268
Unincorporated Nash County	7,422	124	7,297	0	0	0	7,422	124	7,297
Countywide Totals	10,097	569	9,528	115	78	38	10,212	647	9,565

Nash County Average Household Size

Single Family	Multi Family
2.54	1.99

2055 MTP CommunityViz Growth Model Output by Jurisdiction - Shared Leadership (03.11.25)

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 (Shared Leadership - 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, Shared Leadership - 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	49	507	342	18	324	252	75	177	1,134	90	1,044	240	90	150	265	76	189
Town of Chapel Hill	2,415	2,393	22	15,359	6,973	8,386	961	211	750	18,883	2,518	16,365	23,711	13,006	10,705	23,074	20,957	2,117	15,985	3,124	12,861
Town of Hillsborough	3,586	3,324	262	2,485	344	2,141	890	27	863	4,637	138	4,499	3,670	380	3,290	6,213	2,065	4,148	2,875	24	2,851
City of Mebane	1,184	1,163	21	462	0	462	9,089	933	8,156	769	0	769	434	0	434	512	82	430	336	0	336
Unincorporated Orange County	16,274	6,481	9,793	4,093	4	4,089	81,678	1,180	80,498	49,189	1	49,188	16,121	189	15,932	37,446	3,674	33,772	25,708	1	25,707
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, (Shared Leadership - 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	9,474	170,526	86,897	25,862	61,034	343,636	27,273	316,364	82,759	31,034	51,724	82,813	23,750	59,063
Town of Chapel Hill	505,789	111,053	394,737	6,511,379	868,276	5,643,103	7,185,152	3,941,212	3,243,939	7,956,552	7,226,552	730,000	4,995,313	976,250	4,019,063
Town of Hillsborough	468,421	14,211	454,211	1,598,966	47,586	1,551,379	1,112,121	115,152	996,970	2,142,414	712,069	1,430,345	898,438	7,500	890,938
City of Mebane	4,783,684	491,053	4,292,632	265,172	0	265,172	131,515	0	131,515	176,552	28,276	148,276	105,000	0	105,000
Unincorporated Orange County	42,988,421	621,053	42,367,368	16,961,724	345	16,961,379	4,885,152	57,273	4,827,879	12,912,414	1,266,897	11,645,517	8,033,750	313	8,033,438
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, Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Carrboro	376	349
Town of Chapel Hill	9,366	39,816
Town of Hillsborough	3,668	2,634
City of Mebane	1,163	1,015
Unincorporated Orange County	6,485	5,045
Countywide Totals	21,058	48,859

Includes Committed / Asserted

Guide Total Check

Household Population Growth Allocation by Jurisdiction,Shared Leadership - 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	93	958	1,897	936	961
Town of Chapel Hill	6,231	6,174	57	29,029	13,179	15,850	35,259	19,353	15,906
Town of Hillsborough	9,252	8,576	676	4,697	650	4,046	13,949	9,226	4,722
City of Mebane	3,055	3,001	54	873	0	873	3,928	3,001	927
Unincorporated Orange County	41,987	16,721	25,266	7,736	8	7,728	49,723	16,729	32,994
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 - Shared Leadership (03.11.25)

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 (Shared Leadership - 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	1,540	1,659	264	113	151	616	0	616	1,814	61	1,753	554	143	411	652	479	173	1,040	72	968
Unincorporated Person County	10,945	602	10,343	0	0	0	1,787	0	1,787	5,613	130	5,483	897	79	818	937	420	517	1,132	26	1,106
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, Shared Leadership - 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, Shared Leadership - 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	21,034	604,483	167,879	43,333	124,545	224,828	165,172	59,655	325,000	22,500	302,500
Unincorporated Person	940,526	0	940,526	1,935,517	44,828	1,890,690	271,818	23,939	247,879	323,103	144,828	178,276	353,750	8,125	345,625
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, Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Emp
City of Roxboro	1,653	755
Unincorporated Person	602	655
Countywide Totals	2,255	1,410

Guide Total Check

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 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	3,681	3,965	649	278	371	8,295	3,959	4,336
Unincorporated Person County	26,159	1,439	24,720	0	0	0	26,159	1,439	24,720
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 - Shared Leadership (03.11.25)

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 (Shared Leadership - 2055 MTP)

POP	SF	MF	IND	RET	OFF	SRL	SRH
1,370,376	276,519	322,724	115,429	479,803	467,164	350,859	234,773

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	111,713	20,454	202,696	67,688	135,008	44,235	18,433	25,802	153,228	49,120	104,108	194,068	116,031	78,037	162,562	161,432	1,130	95,512	42,589	52,923
Town of Wake Forest	5,262	4,650	612	4,708	2,060	2,648	895	634	261	7,342	680	6,662	5,640	1,516	4,124	3,707	3,421	286	3,922	104	3,818
Town of Rolesville	6,942	6,550	392	3,680	271	3,409	152	61	91	24,746	603	24,143	14,915	2,159	12,756	6,568	6,486	82	8,384	238	8,146
Town of Knightdale	4,962	4,730	232	3,694	1,302	2,392	5,886	3,273	2,613	25,610	728	24,882	16,201	2,487	13,714	6,692	6,626	66	9,270	451	8,819
Town of Zebulon	3,916	3,784	132	481	2	479	1,091	282	809	1,059	23	1,036	1,622	82	1,540	1,142	1,086	56	657	27	630
Town of Wendell	8,353	7,329	1,024	5,715	1,462	4,253	3,223	742	2,481	31,353	98	31,255	16,998	726	16,272	6,650	6,101	549	12,111	558	11,553
Town of Garner	26,982	21,016	5,966	16,628	2,695	13,933	14,725	10,241	4,484	49,821	1,128	48,693	44,595	3,787	40,808	30,121	25,594	4,527	17,828	874	16,954
Town of Holly Springs	12,321	10,642	1,679	4,875	1,237	3,638	6,424	3,076	3,348	19,184	700	18,484	13,445	2,111	11,334	6,681	6,525	156	8,728	528	8,200
Town of Fuquay-Varina	41,366	33,740	7,626	10,635	1,943	8,692	14,519	5,694	8,825	40,033	2,397	37,636	27,736	3,687	24,049	21,326	20,319	1,007	20,263	1,569	18,694
Town of Apex	15,454	13,507	1,947	27,933	6,370	21,563	14,986	2,711	12,275	77,292	4,777	72,515	48,211	10,190	38,021	53,453	52,825	628	29,721	1,641	28,080
Town of Cary	15,969	14,859	1,110	36,675	12,430	24,245	5,910	3,183	2,727	43,216	13,398	29,818	55,166	37,043	18,123	44,093	43,753	340	23,585	8,194	15,391
Town of Morrisville	720	700	20	4,560	3,009	1,551	1,161	876	285	4,465	2,192	2,273	13,260	12,088	1,172	3,925	3,925	0	2,684	1,261	1,423
Town of Angier	1,075	1,014	61	20	0	20	297	14	283	271	0	271	238	67	171	77	77	0	218	0	218
Research Triangle Park	15	14	1	103	0	103	0	0	0	1,302	6	1,296	12,929	6,302	6,627	3,182	3,093	89	201	1	200
Town of Clayton	89	65	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	147	147	0	128	65	63	63	62	1	348	118	230	194	105	89	167	167	0	176	85	91
Unincorporated Wake County	779	119	660	193	0	193	1,862	490	1,372	533	51	482	1,946	859	1,087	513	312	201	1,513	1,077	436
Countywide Totals	276,519	234,579	41,940	322,724	100,534	222,190	115,429	49,772	65,657	479,803	76,019	403,784	467,164	199,240	267,924	350,859	341,742	9,117	234,773	59,197	175,576
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	61,440	-4,940	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, Shared Leadership - 2055 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
City of Raleigh	334,863	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	4,397	5,571
Town of Wendell	14,068	70,335
Town of Garner	43,610	157,090
Town of Holly Springs	17,196	54,462
Town of Fuquay-Varina	52,001	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	1,095	1,101
Research Triangle Park	118	17,614
Town of Clayton	89	0
City of Durham	275	948
Unincorporated Wake County	972	6,367
Countywide Totals	599,243	1,648,028
Total Committed	94,862	78,826
Total Asserted	3,538	18,569
Total Committed & Asserted	98,400	97,395

Growth Allocation by Jurisdiction, Shared Leadership - 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	9,701,579	13,580,000	52,837,241	16,937,931	35,899,310	58,808,485	35,160,909	23,647,576	56,055,862	55,666,207	389,655	29,847,500	13,309,063	16,538,438
Town of Wake Forest	471,053	333,684	137,368	2,531,724	234,483	2,297,241	1,709,091	459,394	1,249,697	1,278,276	1,179,655	98,621	1,225,625	32,500	1,193,125
Town of Rolesville	80,000	32,105	47,895	8,533,103	207,931	8,325,172	4,519,697	654,242	3,865,455	2,264,828	2,236,552	28,276	2,620,000	74,375	2,545,625
Town of Knightdale	3,097,895	1,722,632	1,375,263	8,831,034	251,034	8,580,000	4,909,394	753,636	4,155,758	2,307,586	2,284,828	22,759	2,896,875	140,938	2,755,938
Town of Zebulon	574,211	148,421	425,789	365,172	7,931	357,241	491,515	24,848	466,667	393,793	374,483	19,310	205,313	8,438	196,875
Town of Wendell	1,696,316	390,526	1,305,789	10,811,379	33,793	10,777,586	5,150,909	220,000	4,930,909	2,293,103	2,103,793	189,310	3,784,688	174,375	3,610,313
Town of Garner	7,750,000	5,390,000	2,360,000	17,179,655	388,966	16,790,690	13,513,636	1,147,576	12,366,061	10,386,552	8,825,517	1,561,034	5,571,250	273,125	5,298,125
Town of Holly Springs	3,381,053	1,618,947	1,762,105	6,615,172	241,379	6,373,793	4,074,242	639,697	3,434,545	2,303,793	2,250,000	53,793	2,727,500	165,000	2,562,500
Town of Fuquay-Varina	7,641,579	2,996,842	4,644,737	13,804,483	826,552	12,977,931	8,404,848	1,117,273	7,287,576	7,353,793	7,006,552	347,241	6,332,188	490,313	5,841,875
Town of Apex	7,887,368	1,426,842	6,460,526	26,652,414	1,647,241	25,005,172	14,609,394	3,087,879	11,521,515	18,432,069	18,215,517	216,552	9,287,813	512,813	8,775,000
Town of Cary	3,110,526	1,675,263	1,435,263	14,902,069	4,620,000	10,282,069	16,716,970	11,225,152	5,491,818	15,204,483	15,087,241	117,241	7,370,313	2,560,625	4,809,688
Town of Morrisville	611,053	461,053	150,000	1,539,655	755,862	783,793	4,018,182	3,663,030	355,152	1,353,448	1,353,448	0	838,750	394,063	444,688
Town of Angier	156,316	7,368	148,947	93,448	0	93,448	72,121	20,303	51,818	26,552	26,552	0	68,125	0	68,125
Research Triangle Park	0	0	0	448,966	2,069	446,897	3,917,879	1,909,697	2,008,182	1,097,241	1,066,552	30,690	62,813	313	62,500
Town of Clayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Durham	33,158	32,632	526	120,000	40,690	79,310	58,788	31,818	26,970	57,586	57,586	0	55,000	26,563	28,438
Unincorporated Wake County	980,000	257,895	722,105	183,793	17,586	166,207	589,697	260,303	329,394	176,897	107,586	69,310	472,813	336,563	136,250
Countywide Totals	60,752,105	26,195,789	34,556,316	165,449,310	26,213,448	139,235,862	141,564,848	60,375,758	81,189,091	120,985,862	117,842,069	3,143,793	73,366,563	18,499,063	54,867,500

Total Demand, Shared Leadership - 2055 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
City of Raleigh	179,401	387,605
Town of Wake Forest	6,710	6,355
Town of Rolesville	6,821	9,547
Town of Knightdale	6,032	13,565
Town of Zebulon	3,786	1,500
Town of Wendell	8,791	8,225
Town of Garner	23,711	41,624
Town of Holly Springs	11,879	12,940
Town of Fuquay-Varina	35,683	33,666
Town of Apex	19,877	72,144
Town of Cary	27,289	105,571
Town of Morrisville	3,709	20,342
Town of Angier	1,014	158
Research Triangle Park	14	9,402
Town of Clayton	65	0
City of Durham	212	537
Unincorporated Wake County	119	2,789
Countywide Totals	335,113	725,970

Household Population Growth Allocation by Jurisdiction, Shared Leadership - 2055 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
City of Raleigh	363,459	307,211	56,249	383,095	127,930	255,165	746,555	435,141	311,414
Town of Wake Forest	14,471	12,788	1,683	8,898	3,893	5,005	23,369	16,681	6,688
Town of Rolesville	19,091	18,013	1,078	6,955	512	6,443	26,046	18,525	7,521
Town of Knightdale	13,646	13,008	638	6,982	2,461	4,521	20,627	15,468	5,159
Town of Zebulon	10,769	10,406	363	909	4	905	11,678	10,410	1,268
Town of Wendell	22,971	20,155	2,816	10,801	2,763	8,038	33,772	22,918	10,854
Town of Garner	74,201	57,794	16,407	31,427	5,094	26,333	105,627	62,888	42,740
Town of Holly Springs	33,883	29,266	4,617	9,214	2,338	6,876	43,097	31,603	11,493
Town of Fuquay-Varina	113,757	92,785	20,972	20,100	3,672	16,428	133,857	96,457	37,399
Town of Apex	42,499	37,144	5,354	52,793	12,039	40,754	95,292	49,184	46,108
Town of Cary	43,915	40,862	3,053	69,316	23,493	45,823	113,231	64,355	48,876
Town of Morrisville	1,980	1,925	55	8,618	5,687	2,931	10,598	7,612	2,986
Town of Angier	2,956	2,789	168	38	0	38	2,994	2,789	206
Research Triangle Park	41	39	3	195	0	195	236	39	197
Town of Clayton	245	179	66	0	0	0	245	179	66
City of Durham	404	404	0	242	123	119	646	527	119
Unincorporated Wake County	2,142	327	1,815	365	0	365	2,507	327	2,180
Countywide Totals	760,427	645,092	115,335	609,948	190,009	419,939	1,370,376	835,102	535,274

Wake County Average Household Size

Single Family	Multi Family
2.75	1.89

Committed/Asserted Development Included

Guide Total Check