

# Brunswick County Schools

## *Demographic Study*

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*Demographic Analytics Advisors*

*March 18, 2025*

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*Carolina Demography at the UNC  
Population Center*

# Outline

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1. Background and Goals
2. What we took into consideration
3. Current OSBM Forecasts
4. Developments and Implied Growth
5. Forecasts

# Background and Goals

# Goals of this process

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1. Develop reasonable enrollment forecasts that take into account:
  - a. Development
  - b. COVID-19 decline and rebound
  - c. Potential Charter and Private school expansions
  - d. Historical Enrollment Patterns

# What is an enrollment forecast... and what it isn't

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## What is it?

1. A scientific “most likely” scenario based on all inputs.
2. An extremely useful planning tool, if used correctly and questioned.

## What isn't it?

1. A magic solution that will tell someone, with complete accuracy, what enrollment will be in 10 years.
2. A random and wild guess at what enrollment will be in 10 years.

# What We Take Into Consideration

# Key Considerations – Forecasts

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## General:

1. Historical Enrollment Patterns
2. School Capacity and Attendance Zones
3. Demographic processes
  - a. Births
  - b. Migration
  - c. Age, sex, race, Hispanic Origin trends
4. Built environment
  - a. Building permits
  - b. Known development areas (especially residential) and timing
5. Economics
6. COVID-19

## North Carolina or Brunswick County Specific:

1. The impact of S406/H823 *The Opportunity Scholarship Program* expansion
2. Charter School proliferation

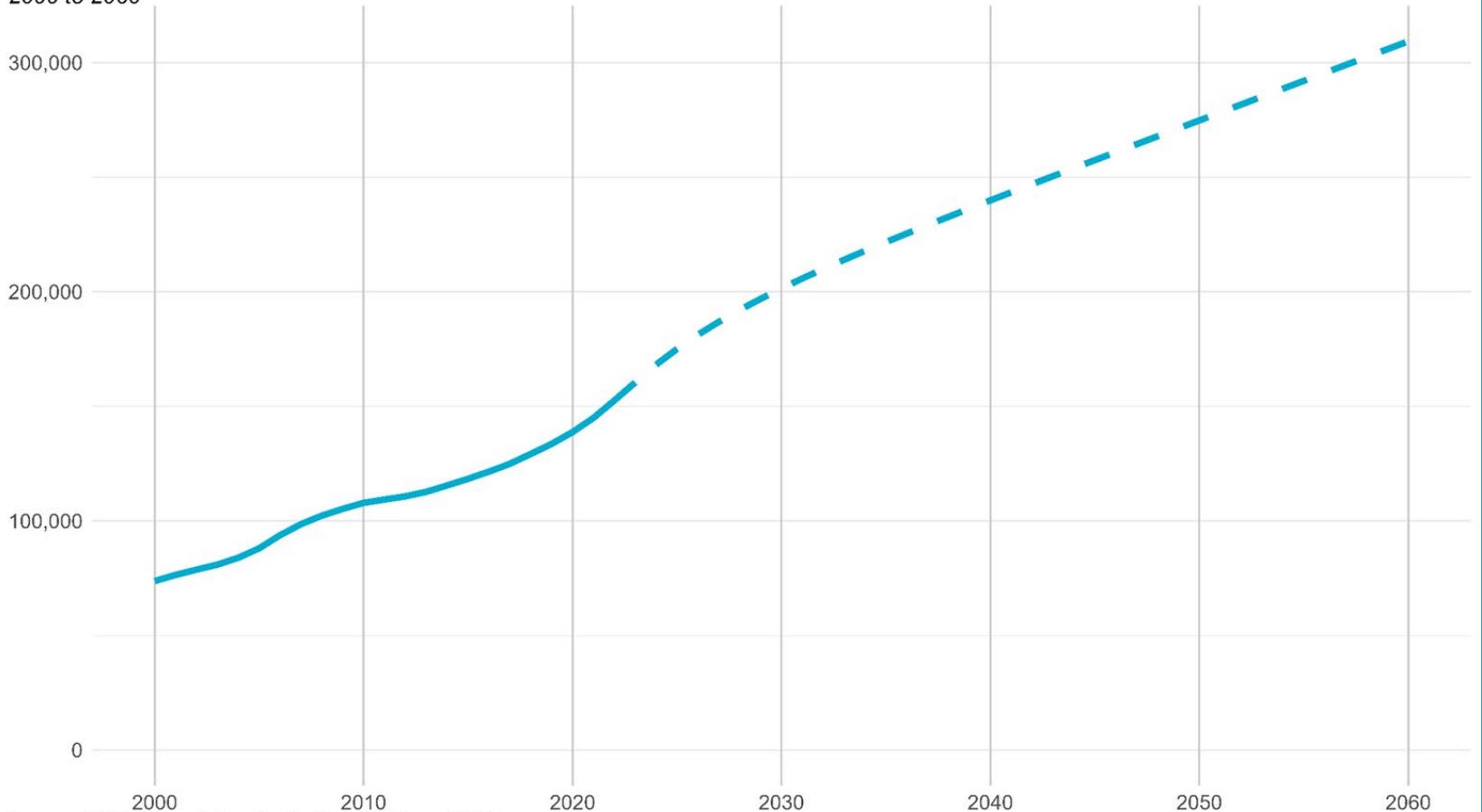
# Current Population Forecasts

# 11th

As of the 2024 Census Bureau data, Brunswick County is the 11th fastest growing county in the United States (measured from July 2023 through July 2024). From April 2020 through July 2024 Brunswick is the 10th fastest growing.

# Brunswick County Estimates and Forecast

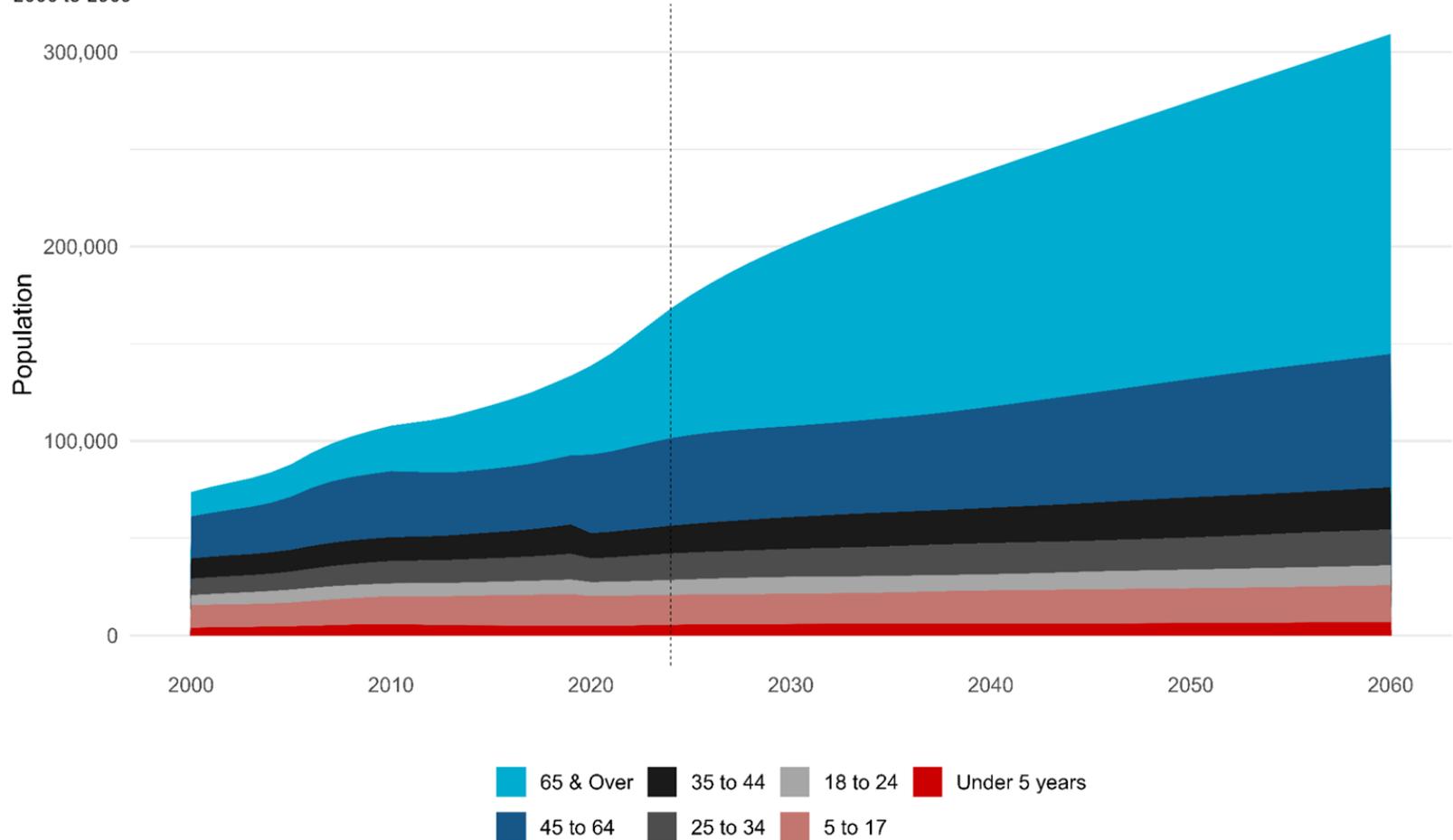
2000 to 2060



Source: OSBM Population Projections 2023 and 2024

# Brunswick County Estimates and Forecast: Population by Age

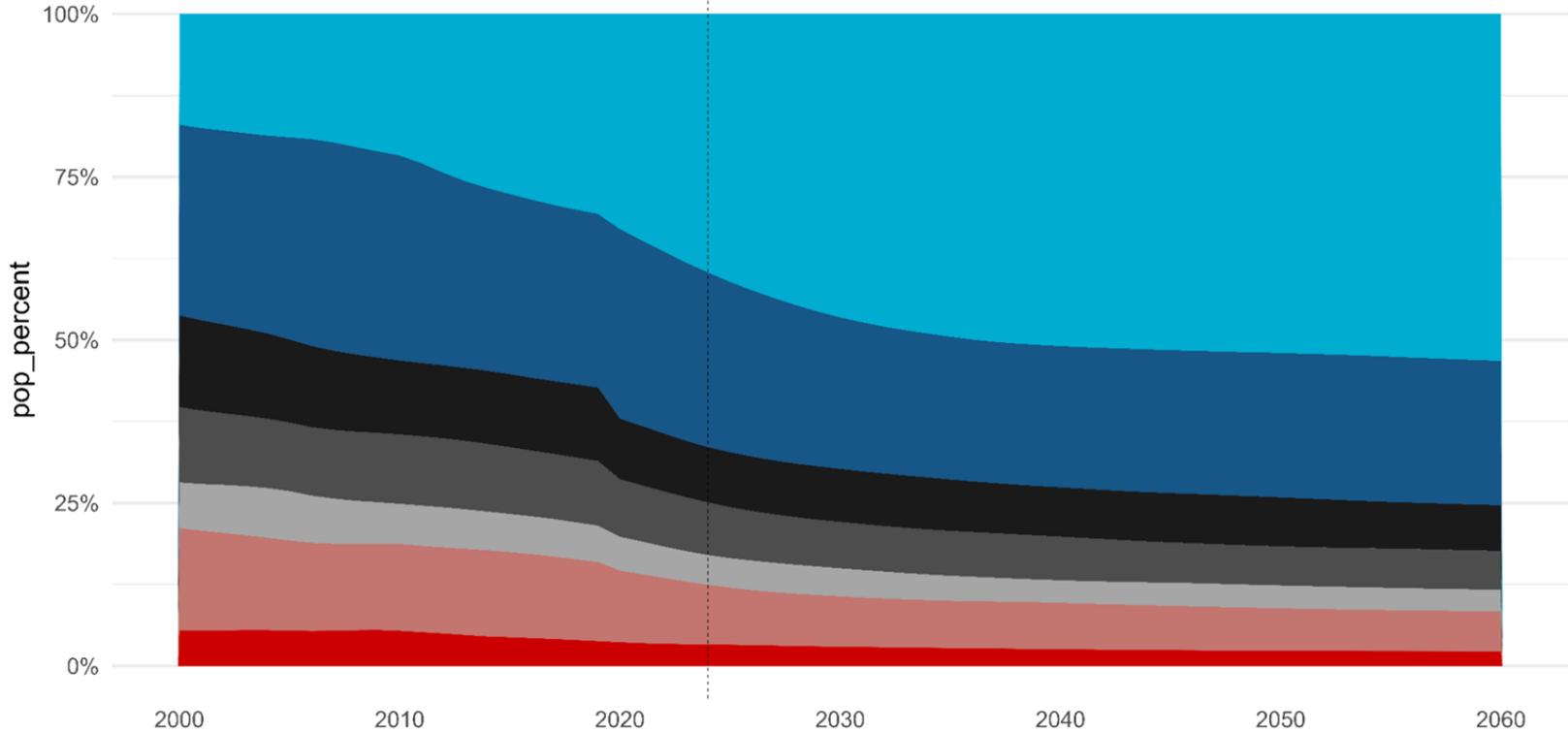
2000 to 2060



Source: OSBM Population Projections 2023 and 2024

# Brunswick County Estimates and Forecast: Population Percent by Age

2000 to 2060

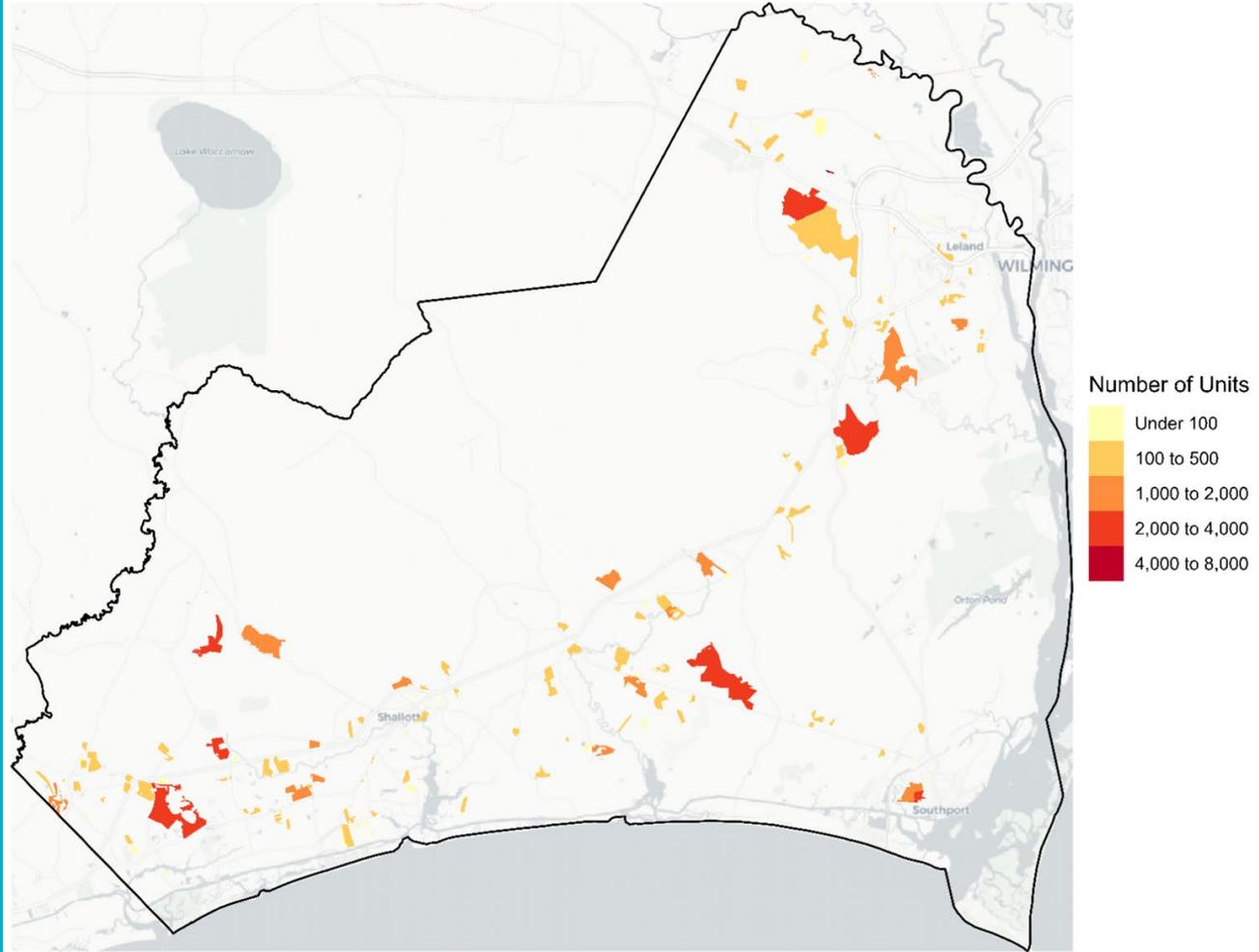


- 65 & Over
- 35 to 44
- 18 to 24
- Under 5 years
- 45 to 64
- 25 to 34
- 5 to 17

Source: OSBM Population Projections 2023 and 2024

# Developments

# Developments March 2025



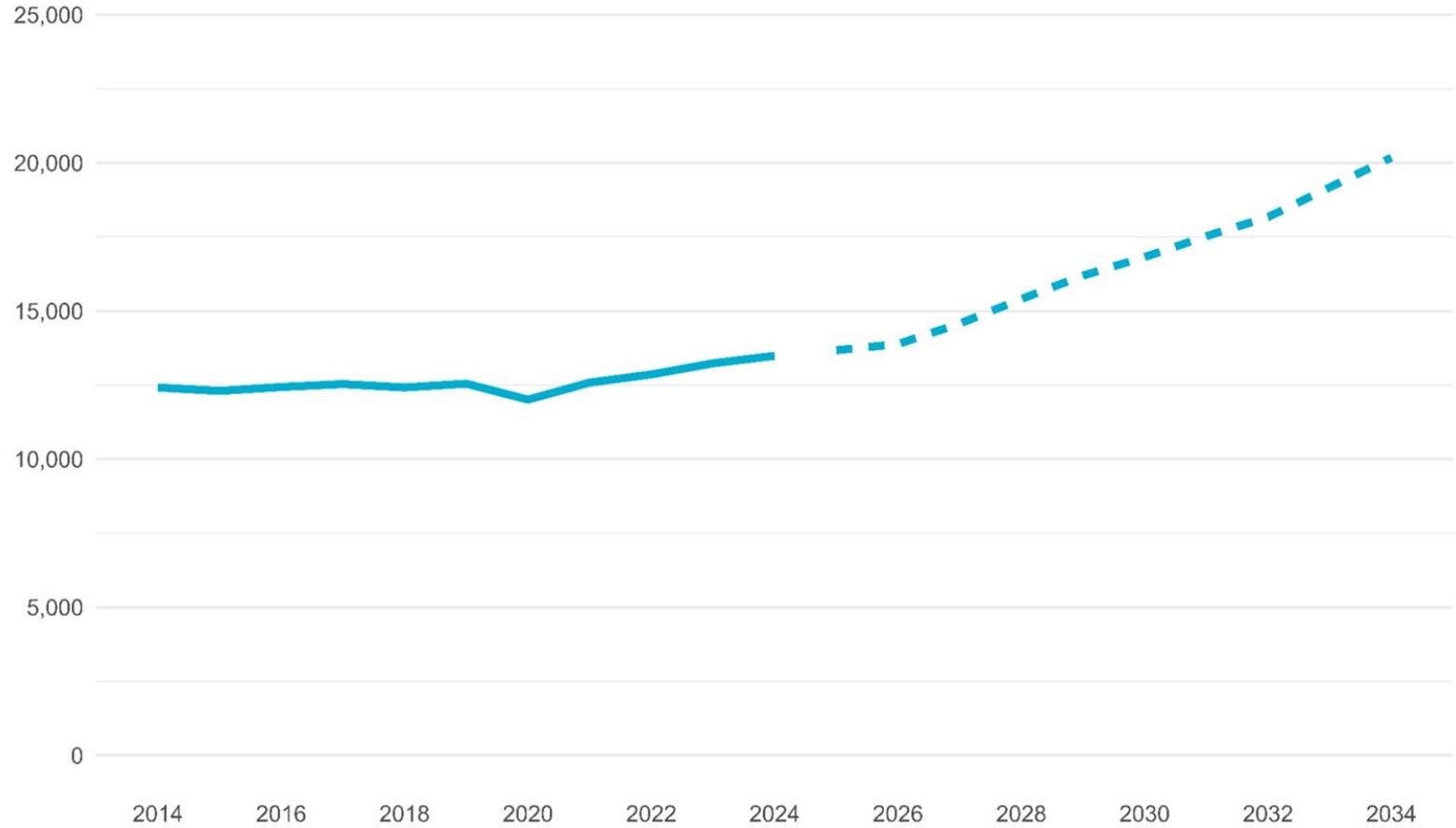
Data from: Brunswick County

# Development Survey – Example: Ocean Isle Palms



# Enrollment

## Brunswick County School District: K12 Enrollment Forecast



Data from: Demographic Analytics Advisors; Brunswick County School District;

### ADM Changes, 2016-17 Through 2034-35 by School, Selected Years

School	2016	2021	2024	2025	2026	2028	2030	2034	% CHANGE 26-27 vs 24-25
Bolivia Elementary	451	448	507	536	577	598	645	788	13.81%
Union Elementary	594	538	662	708	740	832	873	946	11.78%
Belville Elementary	787	703	811	857	903	934	966	1,107	11.34%
Shallotte Middle	625	672	628	628	687	695	784	981	9.39%
Supply Elementary	622	504	569	596	615	643	705	850	8.08%
Cedar Grove Middle	493	461	507	544	547	583	705	883	7.89%
Town Creek Middle	-	388	397	402	420	514	609	809	5.79%
Jessie Mae Monroe Elementary	468	389	383	385	403	414	448	550	5.22%
Lincoln Elementary	609	648	736	776	765	817	921	1,097	3.94%
North Brunswick High	1,111	1,324	1,611	1,670	1,673	1,924	2,050	2,285	3.85%
Virginia Williamson Elem	534	496	603	609	626	712	774	936	3.81%
Leland Middle	772	783	809	836	833	1,002	1,044	1,213	2.97%
Waccamaw	323	269	263	262	267	273	297	403	1.52%
The COAST	118	61	92	91	93	104	114	145	1.09%
Town Creek Elementary	551	764	832	827	833	948	1,054	1,342	0.12%
West Brunswick High	1,403	1,434	1,462	1,400	1,428	1,665	1,778	1,977	-2.33%
Southport Elementary	593	435	411	391	392	404	435	517	-4.62%
South Brunswick High	1,138	1,096	1,147	1,121	1,092	1,265	1,407	1,853	-4.80%
Waccamaw Middle	196	175	149	135	141	158	189	264	-5.37%
Brunswick County Early College	313	361	324	313	306	326	359	451	-5.56%
South Brunswick Middle	735	635	585	589	544	594	665	783	-7.01%
<b>Total</b>	<b>12,436</b>	<b>12,584</b>	<b>13,488</b>	<b>13,676</b>	<b>13,885</b>	<b>15,405</b>	<b>16,822</b>	<b>20,180</b>	<b>2.94%</b>

Data from: Month 2 ADM Principal's Monthly Report; NC DPI and Demographic Analytics Advisors;

# Enrollment Versus Capacity

*Actual and Projected*

## Percent Capacity by School Level 2023-2024 though 2034-35

	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035
Elementary Schools	92.8%	94.2%	94.8%	97.7%	101.2%	105.1%	109.7%	113.8%	119.5%	125.0%	130.4%	135.7%
Waccamaw	70.5%	66.0%	63.6%	65.4%	63.9%	69.1%	71.3%	77.9%	84.5%	89.3%	97.6%	106.9%
Middle Schools	69.4%	71.7%	73.5%	74.3%	79.1%	83.0%	88.5%	93.3%	98.2%	102.1%	108.9%	114.4%
High Schools	89.2%	82.5%	81.8%	81.7%	86.9%	94.1%	99.1%	101.6%	103.7%	105.8%	112.0%	119.3%

*Data from: Month 2 ADM Principal's Monthly Report, NC DPI and Demographic Analytics Advisors / Carolina Demography Forecast*

### ADM Changes, 2024-25 Through 2034-35 by School, Colored by Year-Over-Year % Change

School	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Belville Elementary	811	857	903	926	934	959	966	1,000	1,029	1,069	1,107
Bolivia Elementary	507	536	577	569	598	623	645	679	711	749	788
Jessie Mae Monroe Elementary	383	385	403	400	414	431	448	469	497	526	550
Lincoln Elementary	736	776	765	780	817	860	921	985	1,046	1,072	1,097
Southport Elementary	411	391	392	396	404	416	435	457	475	495	517
Supply Elementary	569	596	615	626	643	683	705	731	777	815	850
Town Creek Elementary	832	827	833	905	948	989	1,054	1,137	1,206	1,289	1,342
Union Elementary	662	708	740	804	832	879	873	887	907	921	946
Virginia Williamson Elem	603	609	626	662	712	735	774	816	845	883	936
Waccamaw	263	262	267	251	273	280	297	319	345	373	403
Cedar Grove Middle	507	544	547	569	583	647	705	737	760	830	883
Leland Middle	809	836	833	932	1,002	1,020	1,044	1,087	1,129	1,176	1,213
Shallotte Middle	628	628	687	696	695	755	784	842	892	935	981
South Brunswick Middle	585	589	544	552	594	629	665	696	706	747	783
Town Creek Middle	397	402	420	478	514	561	609	647	681	758	809
Waccamaw Middle	149	135	141	148	158	165	189	208	212	236	264
North Brunswick High	1,611	1,670	1,673	1,851	1,924	2,005	2,050	2,050	2,102	2,191	2,285
South Brunswick High	1,147	1,121	1,092	1,128	1,265	1,380	1,407	1,499	1,559	1,729	1,853
West Brunswick High	1,462	1,400	1,428	1,491	1,665	1,731	1,778	1,781	1,768	1,823	1,977
Brunswick County Early College	324	313	306	313	326	341	359	380	399	424	451
The COAST	92	91	93	98	104	108	114	120	126	133	145
<b>Total</b>	<b>13,488</b>	<b>13,676</b>	<b>13,885</b>	<b>14,575</b>	<b>15,405</b>	<b>16,197</b>	<b>16,822</b>	<b>17,527</b>	<b>18,172</b>	<b>19,174</b>	<b>20,180</b>

Percent Change	color
5% or Greater Decline	Dark Red
2.5% - 4.99% Decline	Medium Red
0% - 2.49% Decline	Light Red
0% - 2.49% Growth	Light Green
2.5% - 4.99% Growth	Medium Green
5% or Greater Growth	Dark Green

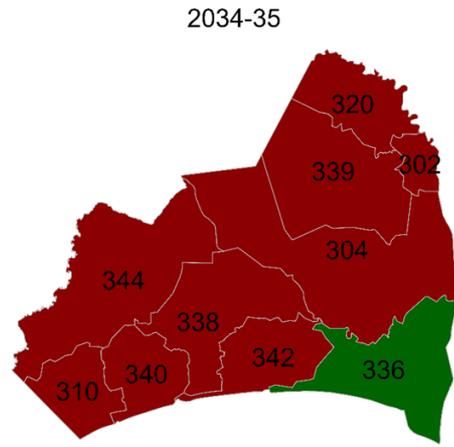
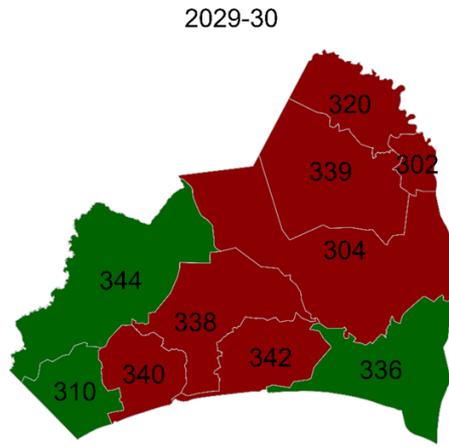
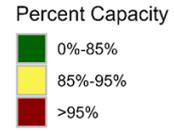
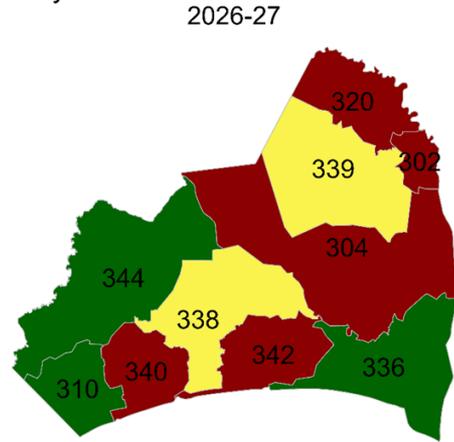
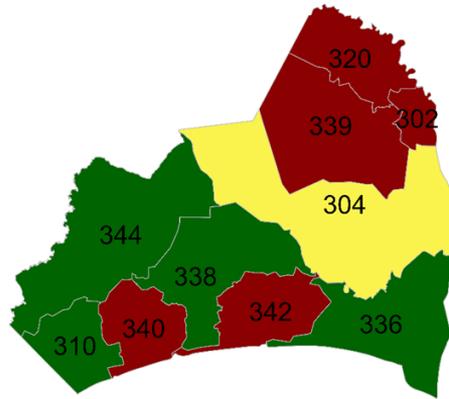
Data from: Month 2 ADM Principal's Monthly Report; NC DPI and Demographic Analytics Advisors;

## Percent of Capacity by School: 2024-25 through 2034-35

School Name	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Belville Elementary	112.0%	118.4%	124.7%	127.9%	129.0%	132.5%	133.4%	138.1%	142.1%	147.7%
Bolivia Elementary	94.1%	99.4%	107.1%	105.6%	110.9%	115.6%	119.7%	126.0%	131.9%	139.0%
Jessie Mae Monroe Elementary	74.7%	75.0%	78.6%	78.0%	80.7%	84.0%	87.3%	91.4%	96.9%	102.5%
Lincoln Elementary	97.1%	102.4%	100.9%	102.9%	107.8%	113.5%	121.5%	129.9%	138.0%	141.4%
Southport Elementary	67.0%	63.8%	63.9%	64.6%	65.9%	67.9%	71.0%	74.6%	77.5%	80.8%
Supply Elementary	81.8%	85.6%	88.4%	89.9%	92.4%	98.1%	101.3%	105.0%	111.6%	117.1%
Town Creek Elementary	102.1%	86.4%	87.0%	94.6%	99.1%	103.3%	110.1%	118.8%	126.0%	134.7%
Union Elementary	105.8%	113.1%	118.2%	128.4%	132.9%	140.4%	139.5%	141.7%	144.9%	147.1%
Virginia Williamson Elem	106.2%	107.2%	110.2%	116.5%	125.4%	129.4%	136.3%	143.7%	148.8%	155.5%
Waccamaw	67.4%	63.9%	66.0%	65.7%	70.8%	73.3%	81.1%	88.3%	92.4%	101.6%
Cedar Grove Middle	74.6%	80.0%	80.4%	83.7%	85.7%	95.1%	103.7%	108.4%	111.8%	122.1%
Leland Middle	66.5%	68.8%	68.5%	76.6%	82.4%	83.9%	85.9%	89.4%	92.8%	96.7%
Shallotte Middle	67.7%	67.7%	74.0%	75.0%	74.9%	81.4%	84.5%	90.7%	96.1%	100.8%
South Brunswick Middle	63.7%	64.2%	59.3%	60.1%	64.7%	68.5%	72.4%	75.8%	76.9%	81.4%
Town Creek Middle	63.4%	64.2%	67.1%	76.4%	82.1%	89.6%	97.3%	103.4%	108.8%	121.1%
North Brunswick High	85.4%	88.5%	88.7%	98.1%	102.0%	106.3%	108.7%	108.7%	111.5%	116.2%
South Brunswick High	87.8%	85.8%	83.6%	86.4%	96.9%	105.7%	107.7%	114.8%	119.4%	132.4%
West Brunswick High	80.6%	77.2%	78.7%	82.2%	91.8%	95.4%	98.0%	98.2%	97.5%	100.5%

Source: Month 2 ADM, Principal's Monthly Report, NC DPI and Demographic Analytics Advisors/Carolina Demography Forecast

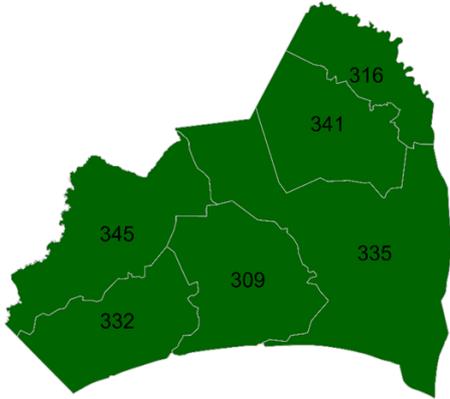
# Elementary School Enrollment as a % of Capacity



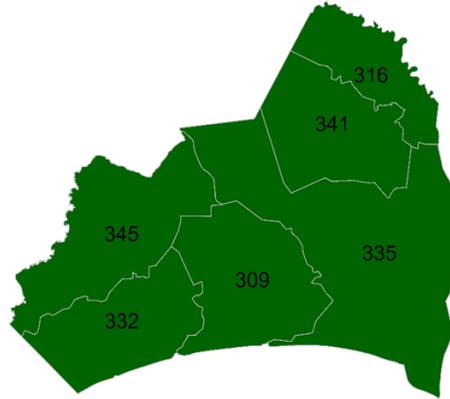
Source: Demographic Analytics Advisors

# Middle School Enrollment as a % of Capacity

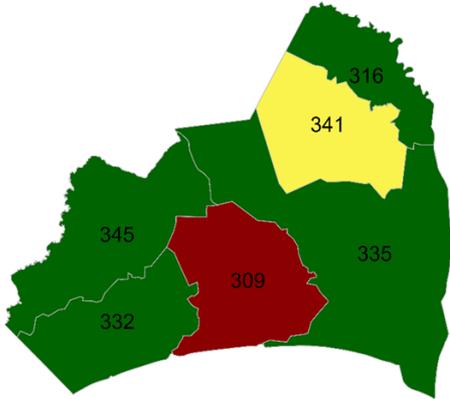
2024-25



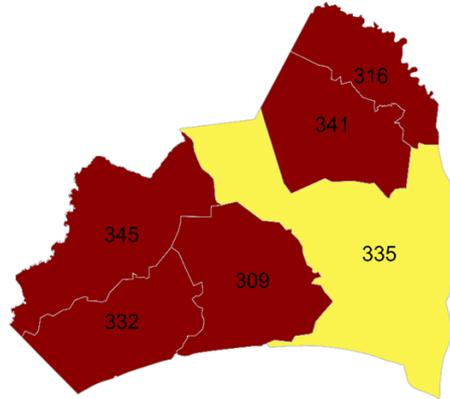
2026-27



2029-30



2034-35



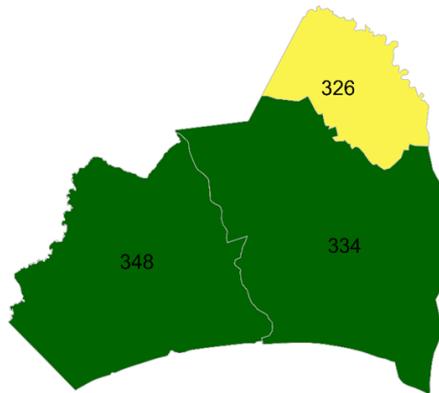
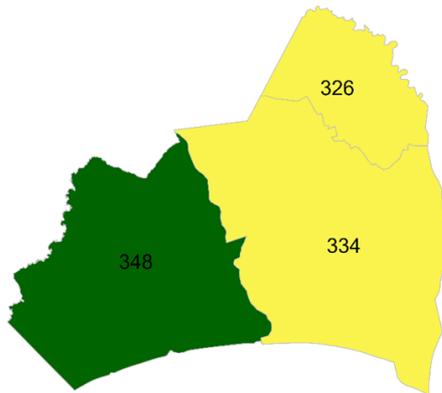
Percent Capacity

- 0%-85%
- 85%-95%
- >95%

# High School Enrollment as a % of Capacity

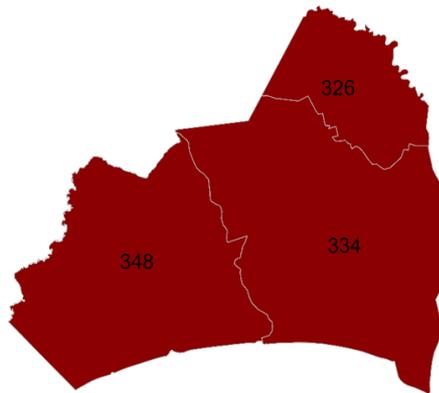
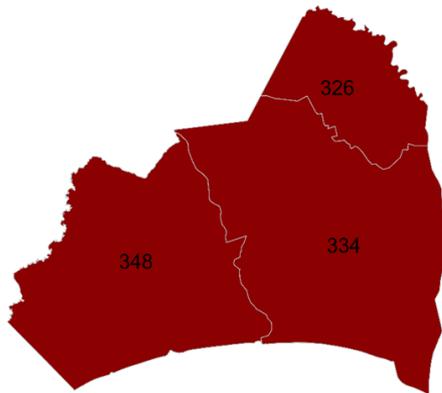
2024-25

2026-27



2029-30

2034-35



Percent Capacity

- 0%-85%
- 85%-95%
- >95%

# Comparisons To Last Year's Forecast

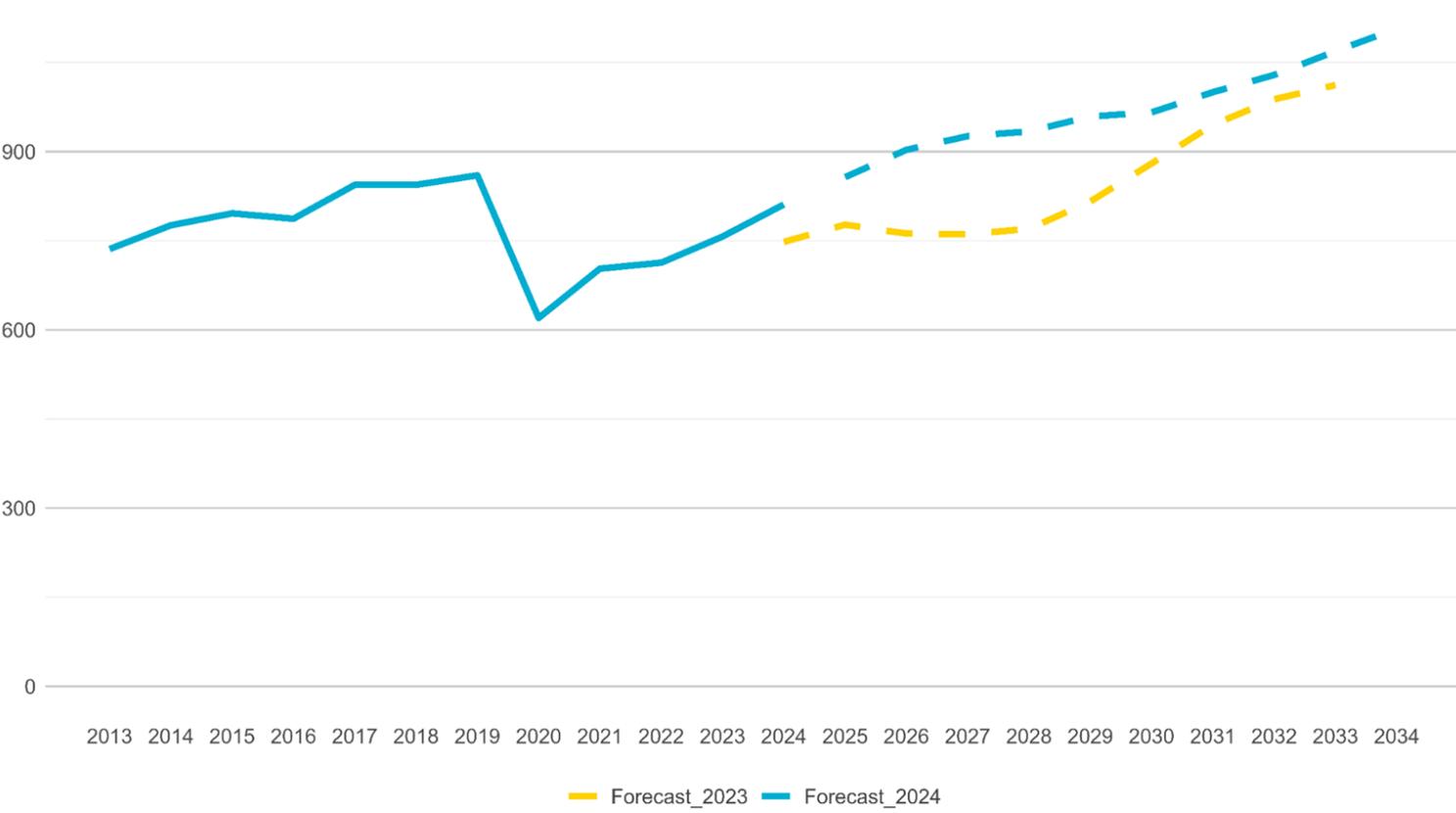
**Comparison of 2024-25 (m2) ADM with Previous Year's 2024-25 Forecasts**

School Name	ADM(2024-25)	Forecast(2024-25)	diff(ADM-fcst)	%diff(ADM-fcst)
Belville Elementary	811	748	63	8%
Bolivia Elementary	507	503	4	1%
Brunswick County Early College	332	391	-59	-18%
The COAST	93	68	25	27%
Cedar Grove Middle	507	489	18	4%
Jessie Mae Monroe Elementary	383	362	21	5%
Leland Middle	809	804	5	1%
Lincoln Elementary	736	722	14	2%
North Brunswick High	1611	1637	-26	-2%
Shallotte Middle	628	608	20	3%
South Brunswick High	1147	1193	-46	-4%
South Brunswick Middle	585	604	-19	-3%
Southport Elementary	411	410	1	0%
Supply Elementary	569	560	9	2%
Town Creek Elementary	832	848	-16	-2%
Union Elementary	662	607	55	8%
Town Creek Middle	397	413	-16	-4%
Virginia Williamson Elem	603	575	28	5%
Waccamaw	412	445	-33	-8%
West Brunswick High	1462	1505	-43	-3%
Total (all schools)	13497	13492	5	0%

Source: Month 2 ADM. Principal's Monthly Report and Demographic Analytics Advisors

# Belville Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Belville Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

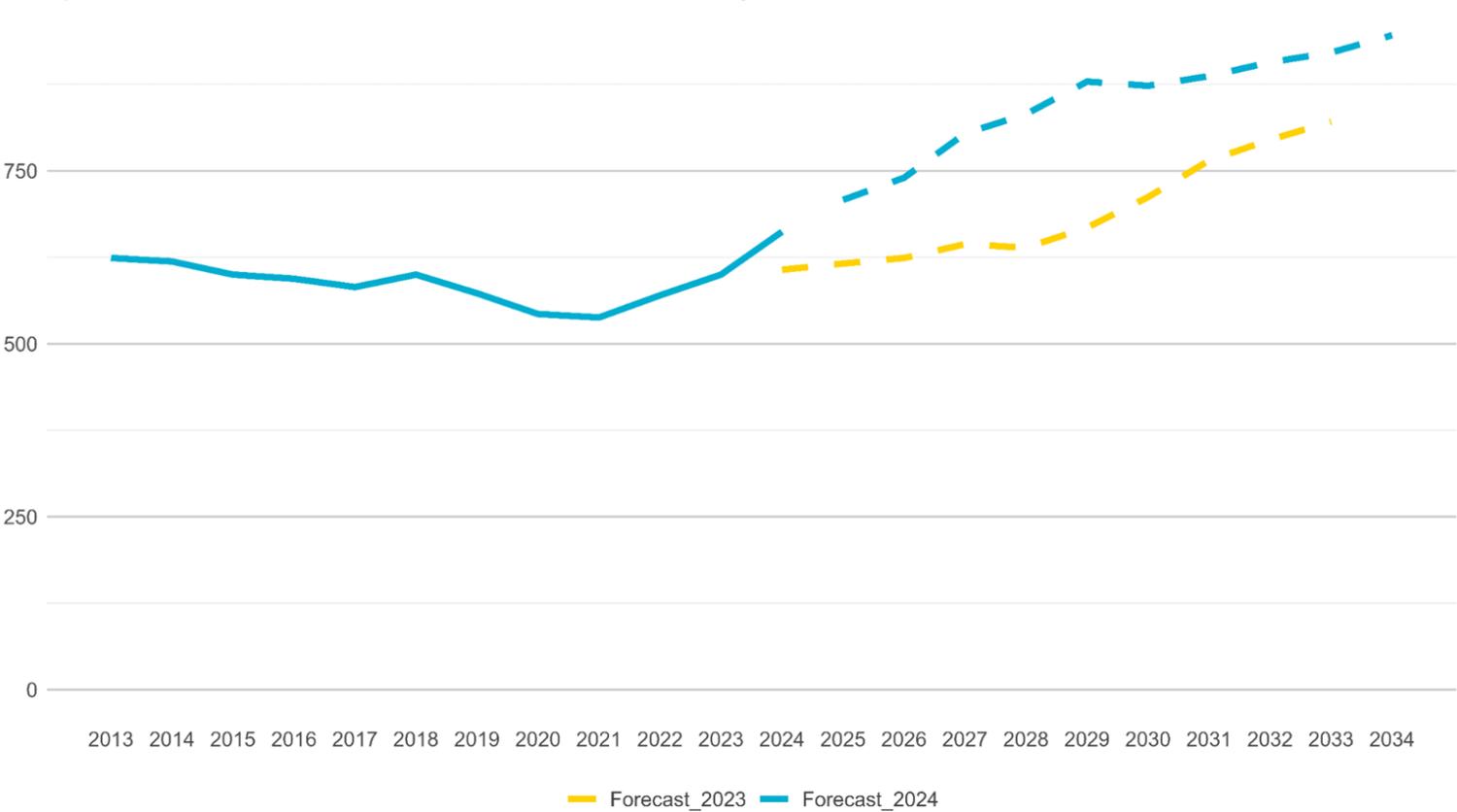
## Development Impact: Belville Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Hawkeswater	432	399	2025	30
Kyndall Cove	399	-	2027	23
Leland Apartments	390	-	2027	21
Belmont at Westgate	366	-	2027	19
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2025	18
Westgate Cottages	315	-	2027	16
Westgate Exchange	312	-	2027	16
Encore at Westgate	240	-	2024	13
Westgate Townhomes (26 acre)	254	-	2027	13
Chappell Loop Apartments	200	-	2027	9
Rivewalk Pointe	283	-	2027	8
Village Road Duplexes & Triplexes	93	-	2027	5
Settler's Village	77	-	2027	4
Bellamy Place	78	-	2027	4
Pelican Pointe	108	-	2027	4
Tyler's Cove Phase 4	107	-	2027	4
<b>Total</b>	<b>3,894</b>	<b>639</b>	<b>-</b>	<b>207</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Union Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Union Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

### Development Impact: Union Elem

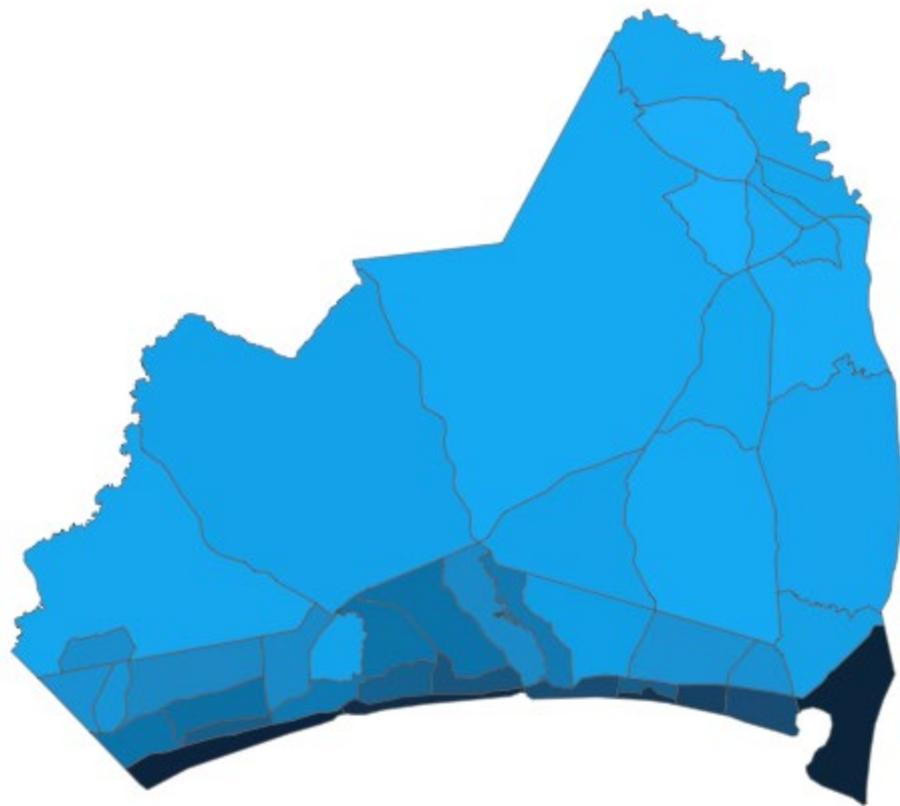
Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Ocean Isle Palms (Revision)	3,080	7	2025	42
Hwy 17 Mixed Use	520	-	2027	28
McMullan Tract	550	-	2027	23
Cresswind (Expansion)	427	-	2027	18
Ocean Isle Mixed Use	424	-	2027	18
Russ Tract	292	-	2027	16
Wildwood Village	244	-	2027	13
Inland Reserve	625	-	2027	6
Creekside Landing	154	-	2027	6
The Tides	649	-	2025	6
Saucepan Creek	296	-	2027	5
Summer's Walk (Crews Tract)	145	-	2027	5
Cameron Woods (Revision)	471	209	2025	4
Hunter's Bay	320	-	2027	4
Osprey Isle	345	-	2027	3
Courtyards by Carrell	66	5	2025	3
Chatham Glenn (Revision)	158	158	2025	3
Copas Rd	72	-	2027	3
1295 Village Pt-RCD	84	-	2027	3
Village Green (Expansion)	138	50	2025	2
Glendale Arbor	173	42	2025	2
Hawthorne at Ocean Isle Beach	198	-	2027	2
Gore Tract	91	-	2027	2
Enclave at Cameron Woods (Expansion)	124	-	2027	1
Fairway Acres	50	-	2027	1
Heartsease at Ocean Isle (formerly Sunset Commons)	136	-	2027	1
Bricklanding PD Revision	39	16	2025	1
The Beach at Bricklanding (Expansion)	6	-	2027	0
Lynn Reserve	31	-	2027	0
Osprey Point	5	-	2027	0
The Orchards	12	-	2027	0
<b>Total</b>	<b>9,925</b>	<b>487</b>	<b>-</b>	<b>221</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

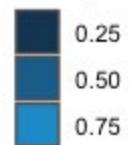
# Questions

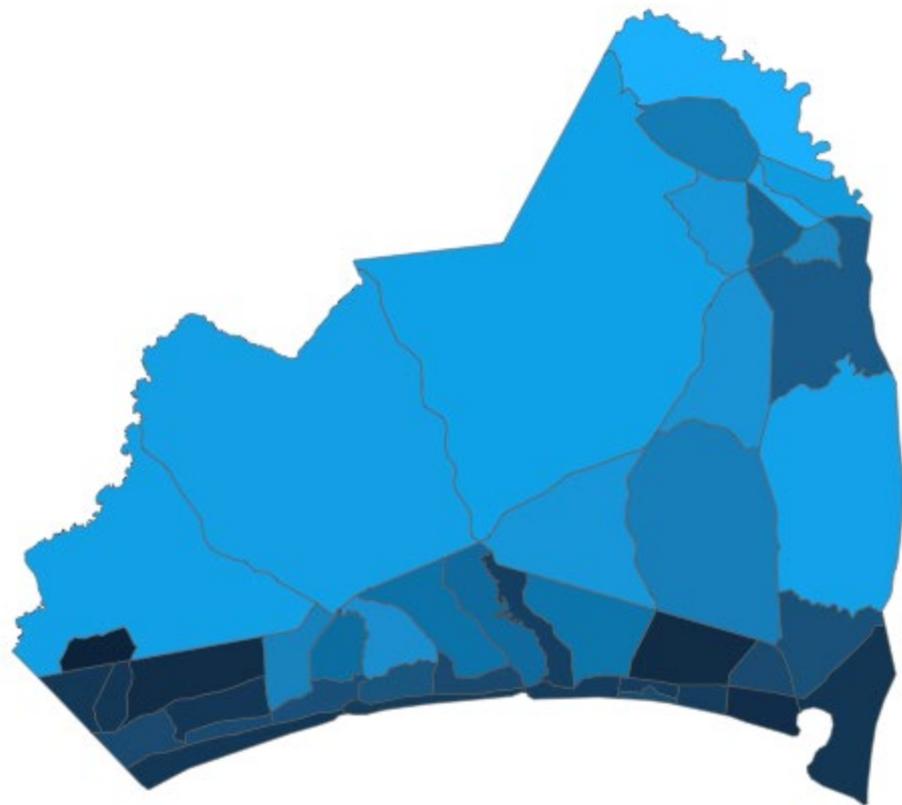
**Thank you!**

# Appendix

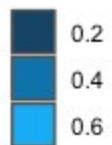


Occupancy Rate





Under 18 PPH



# Assumptions and Methodology

# Assumptions

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1. Housing growth will occur at the following rates:
  - a. 75% of approved housing will be built by 2035
  - b. Some of the currently approved housing will begin hitting the market before the beginning of the 2025-26 school year
2. Occupancy rates and Persons Per Household by age will follow historical patterns
  - a. Calculated at the tract level
3. Occupancy will build out on the following basis:
  - a. In year 1 of completion occupancy will be 50% of the final occupancy
  - b. Years 2-3 linear growth to full occupancy
  - c. Years 4 and beyond full occupancy

## Datasets Used In the Development of the Enrollment Forecasts

Dataset	Description	Source	Years Covered
Average Daily Membership Month 2	Average daily membership by grade and by school for month 2 of the school year. Data were delivered by grade by school for the past 10 school years, student / address level data were provided for the current school year only.	BCPS, NCDPI	2013-14 through 2023-24
Attendance Zone Boundaries	Current geographic boundaries for each of the current schools	BCPS	2023-24
Decennial Census Data	Data on population by age, housing occupancy, persons per household from the decennial census	US Census Bureau	2000, 2010, 2020
Population Estimates and Forecasts	Estimates and projections of the population by age for Brunswick County	NC OSBM	2000 through 2050
Births	Births to resident mothers in Brunswick County (we received provisional monthly data directly from DPH)	NC DPH	2000 through 2023
Approved Developments	Approved developments throughout the county by number of units and parcel	Brunswick County, multiple municipalities	Current
Proposed Developments	Proposed developments throughout the county by number of units and parcel	Brunswick County, multiple municipalities	Current

# Methodology: Modified Grade Progression

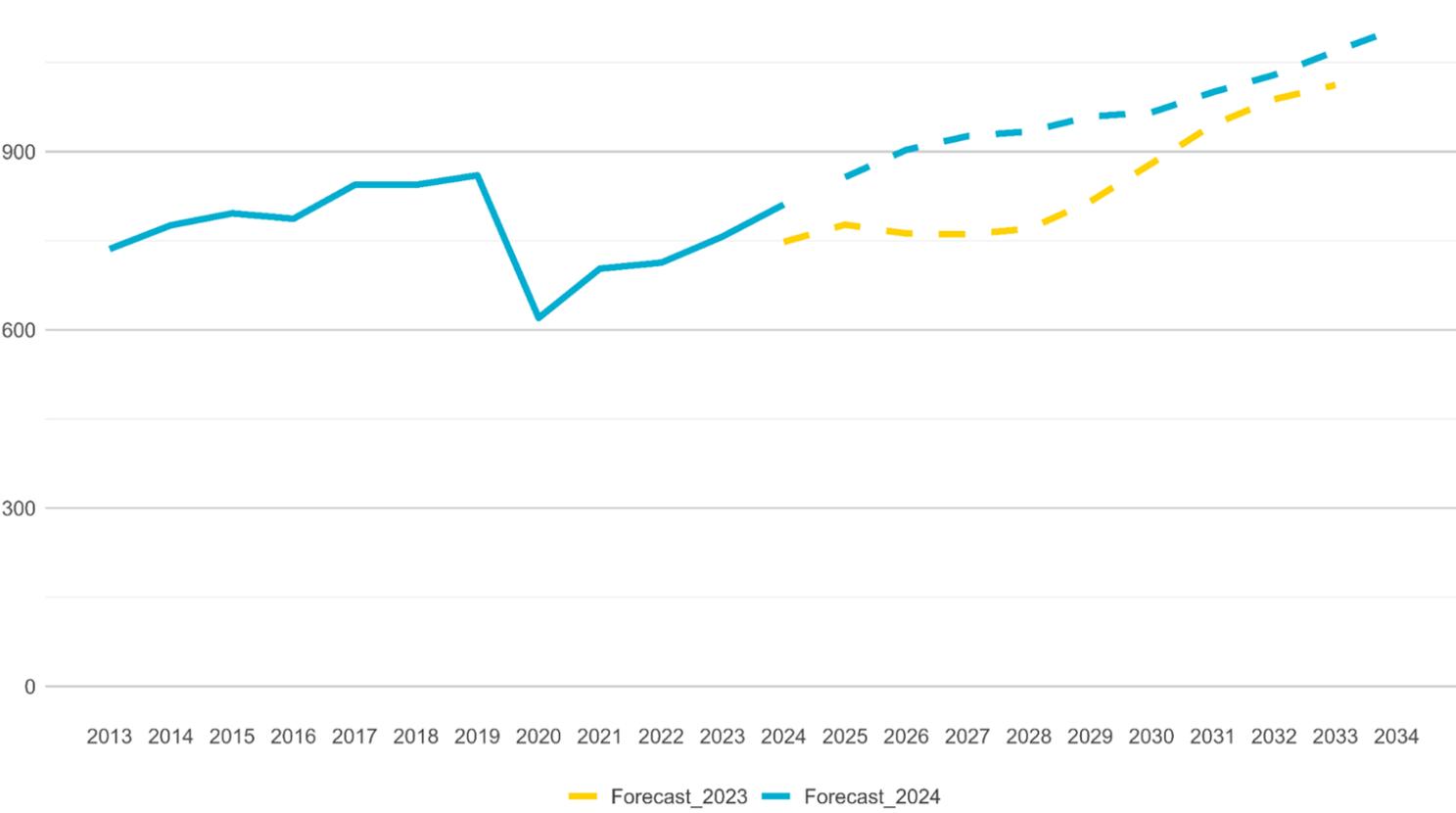
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- We begin with a weighted grade progression methodology
  - Look, by school and feeder school patterns, at the ratio of students in the prior grade last year, versus current grade this year. Ratio larger than one implies in movement, lower than one attrition or out movement.
  - Forecast this ratio into the future.
- We tested several different weighting regimes and finalized with a 10 year weighted average with weighting skewed slightly to more recent data.
- Add in housing based growth by attendance zone (minus 55+ communities)
- Compare differences based on GPR vs housing growth
- Add in additional students based on housing growth.

# Appendix - Comparisons

# Belville Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Belville Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

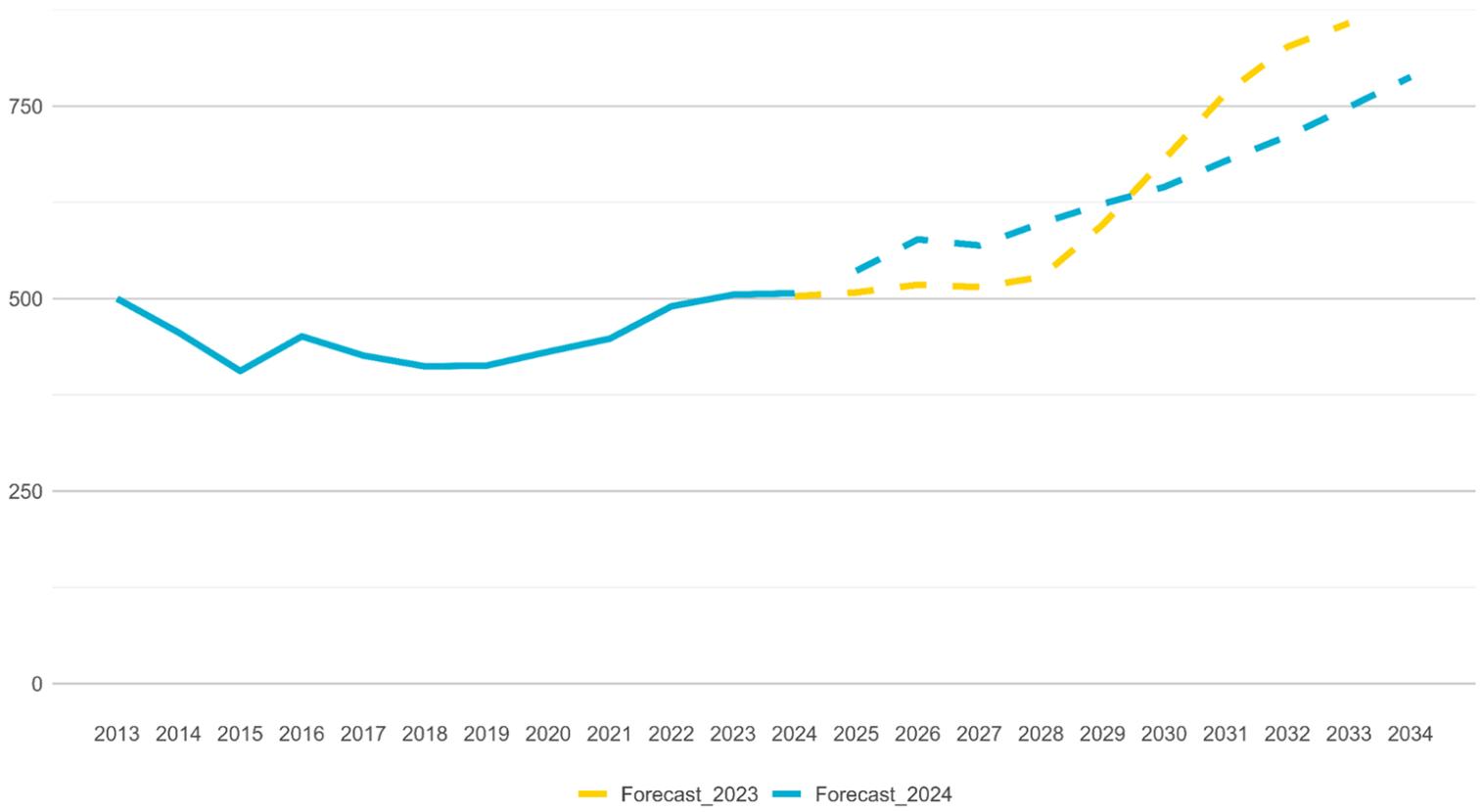
## Development Impact: Belville Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Hawkeswater	432	399	2025	30
Kyndall Cove	399	-	2027	23
Leland Apartments	390	-	2027	21
Belmont at Westgate	366	-	2027	19
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2025	18
Westgate Cottages	315	-	2027	16
Westgate Exchange	312	-	2027	16
Encore at Westgate	240	-	2024	13
Westgate Townhomes (26 acre)	254	-	2027	13
Chappell Loop Apartments	200	-	2027	9
Rivewalk Pointe	283	-	2027	8
Village Road Duplexes & Triplexes	93	-	2027	5
Settler's Village	77	-	2027	4
Bellamy Place	78	-	2027	4
Pelican Pointe	108	-	2027	4
Tyler's Cove Phase 4	107	-	2027	4
<b>Total</b>	<b>3,894</b>	<b>639</b>	<b>-</b>	<b>207</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Bolivia Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Bolivia Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

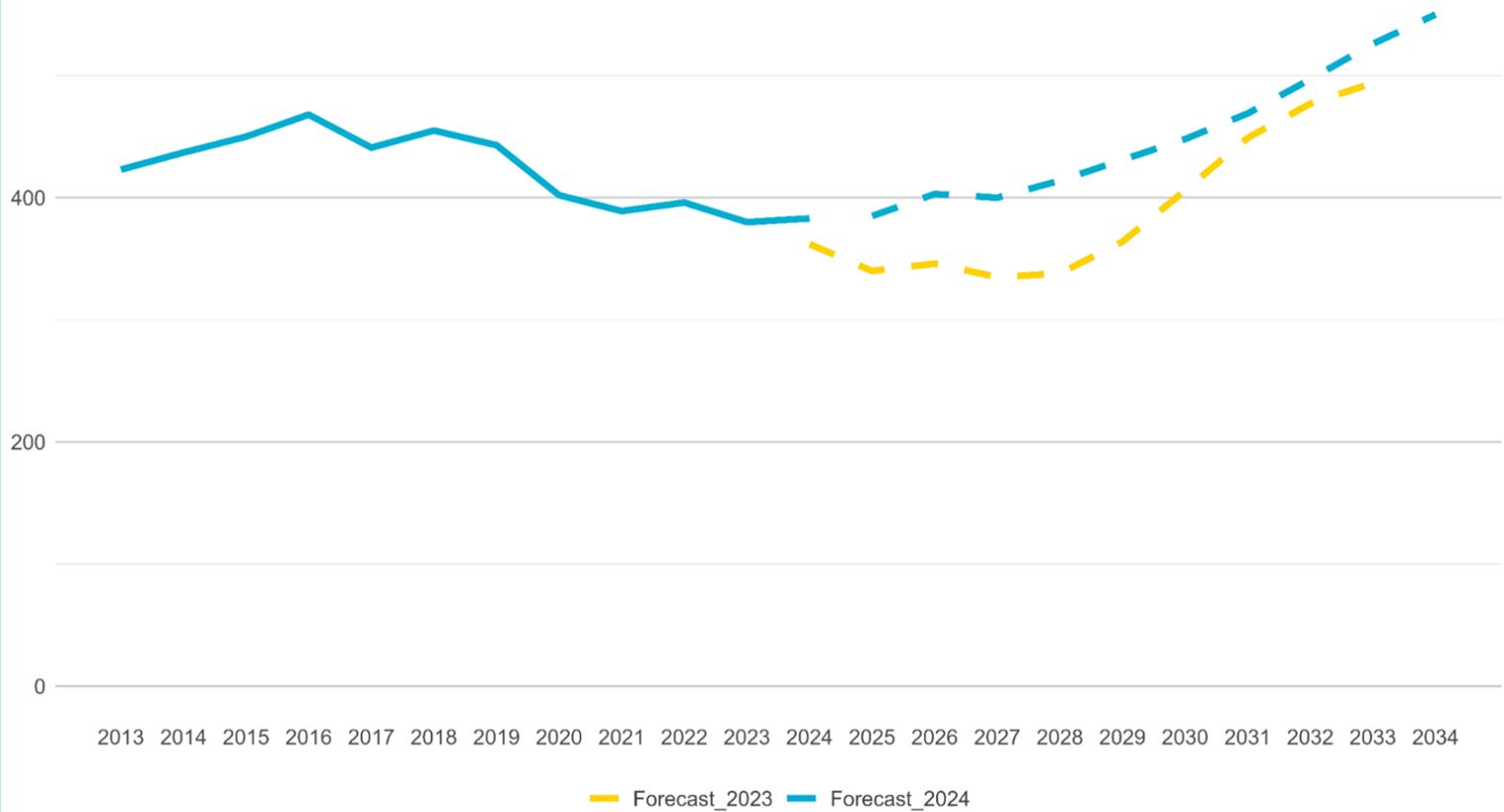
## Development Impact: Bolivia Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Rice Creek (Revision)	3,400	-	2028	178
Middle Creek Village	743	64	2025	41
Viridian Reserve (fmr. Mill Creek Residential)	324	-	2027	16
Bell Swamp Connection Tract	229	-	2027	15
Bell Meadows (fka. Sunset Estates)	231	55	2025	15
Saltgrass Landing	259	-	2027	14
Danford Tract	266	-	2027	13
River Tide Farms	155	10	2025	7
Country Walk (Revised)	92	69	2025	6
Brunswick Landing (fka. Hankins Tract)	93	-	2027	5
Broadwater Landing	27	-	2027	1
<b>Total</b>	<b>5,819</b>	<b>198</b>	<b>-</b>	<b>311</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Jessie Mae Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Jessie Mae Monroe Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

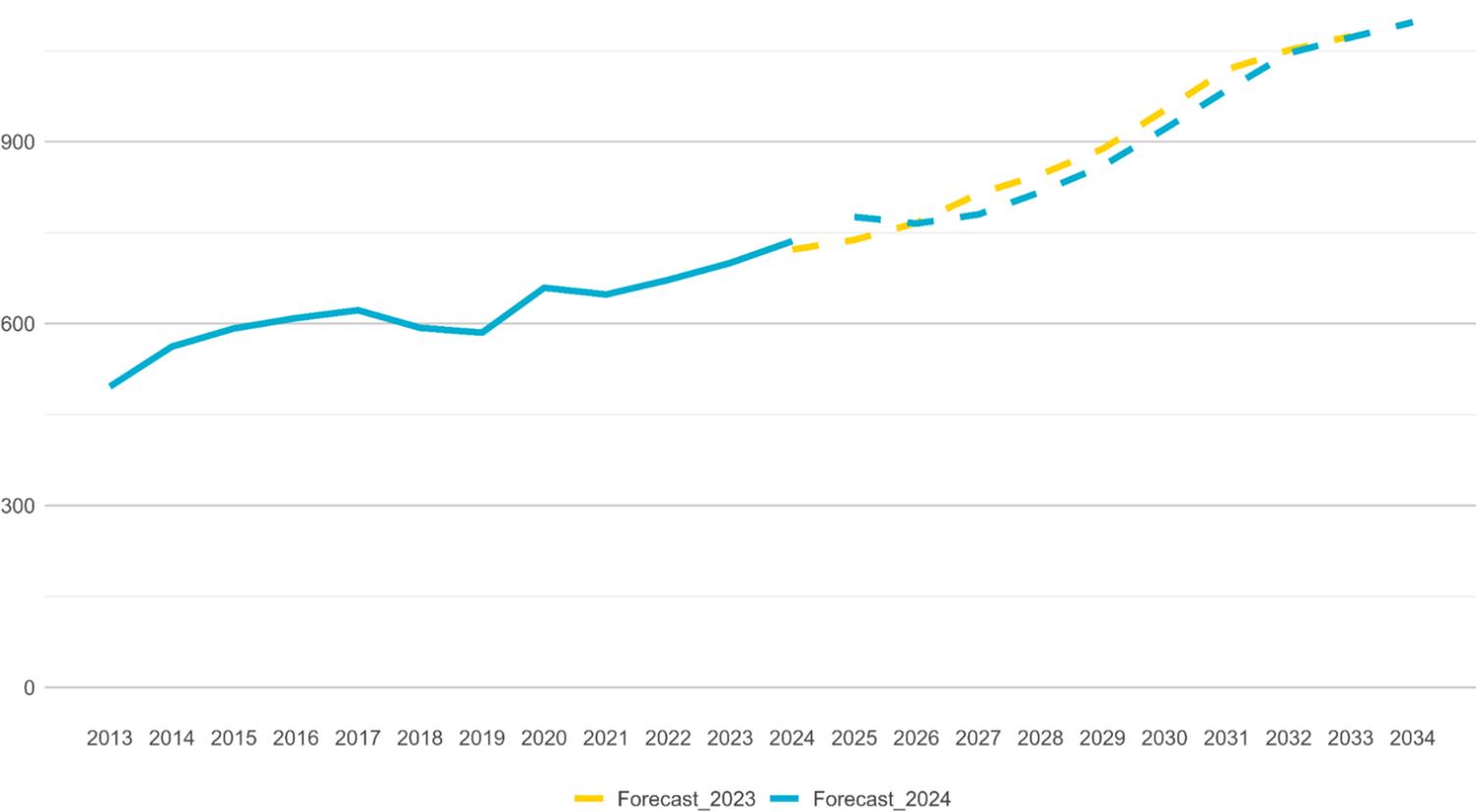
**Development Impact: Jessie Mae Monroe Elem**

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Timber Farms (Revision)	2,500	-	2028	45
Mossy Hill Townhomes	592	-	2027	32
Stone Farm (Now In Calabash)	2,159	-	2027	20
Hickman Branch Townhomes	316	-	2027	17
Rye Pint Townhomes	176	-	2027	10
Coastal Club of the Carolinas (Formerly Farmstead)	774	27	2025	10
Sunfish Cove (fka Sunrise Cove)	174	112	2025	9
Pea Landing Tract	150	-	2027	8
Fox Hollow	166	-	2027	8
Calabash Station	251	159	2025	3
Hickman Farms	216	-	2027	3
Price Tract	186	-	2027	3
Hardee Tract (Revision)	200	116	2025	3
Anderson Tract (Revision)	336	12	2025	2
Norris Farm	304	-	2027	2
Allston Park	132	28	2025	2
Heartsease Calabash	158	-	2026	2
Calabash Palms	69	24	2025	1
Hickmans Crossing (Revision)	68	52	2025	1
Seaside Palms (fka. Grissetown Tract)	104	44	2025	1
Calabash Meadows	60	-	2027	1
McLamb Farm	319	-	2027	1
Trest Tract	182	-	2027	1
Silver Oaks (fka. Whispering Pines)	42	41	2025	1
Planters Green	60	60	2025	1
Bland Track	55	-	2028	1
Hunter's Trace	70	-	2027	1
<b>Total</b>	<b>9,819</b>	<b>675</b>	<b>-</b>	<b>189</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Lincoln Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Lincoln Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

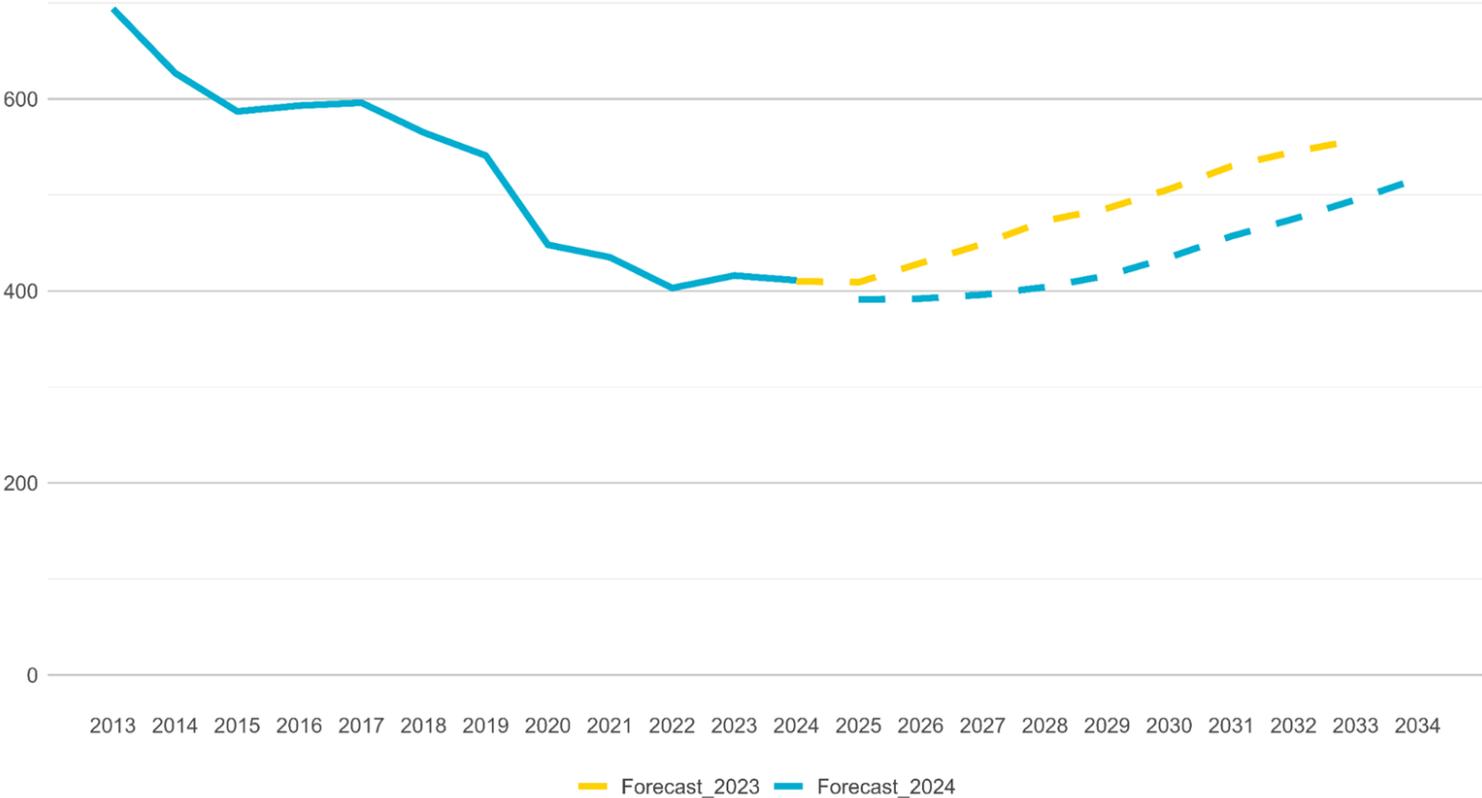
## Development Impact: Lincoln Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Compass Pointe Expansion & Consolidation	5,897	1,785	2025	289
Bluffs on the Cape Fear (Expansion)	560	298	2025	41
Saunders Village (City of Northwest)	297	-	2027	22
Saw Mill Road Tract (City of Northwest)	226	-	2027	15
Northern Lights (City of Northwest)	162	162	2025	15
Coastal Haven	235	19	2025	11
Watson Tract	171	-	2027	11
Rosewood Shores (City of Northwest)	214	-	2027	10
Burton Woods	2,769	-	2027	10
Sunrise Terrace (Revision)	97	97	2025	9
Isabella Park (City of Northwest)	170	102	2025	8
Wood Creek (fka. Hood Creek Landing)	128	-	2027	6
Beckington	143	-	2027	6
Dabney Park (Now In Leland)	69	69	2025	4
Clearwell Estates	79	-	2027	4
Village in the Meadows	47	-	2027	3
Sawmill Ridge (City of Northwest)	45	-	2027	3
Vineyard Grove	31	31	2025	3
Cherry Tree Place	40	39	2025	3
Colbert Place (Now In Leland)	45	45	2025	3
Southview Park	21	21	2025	2
Park Side	35	-	2027	2
Northwest Road Tract	20	-	2027	1
Highland Hills Village	10	-	2027	0
<b>Total</b>	<b>11,511</b>	<b>2,668</b>	<b>-</b>	<b>481</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Southport Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Southport Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

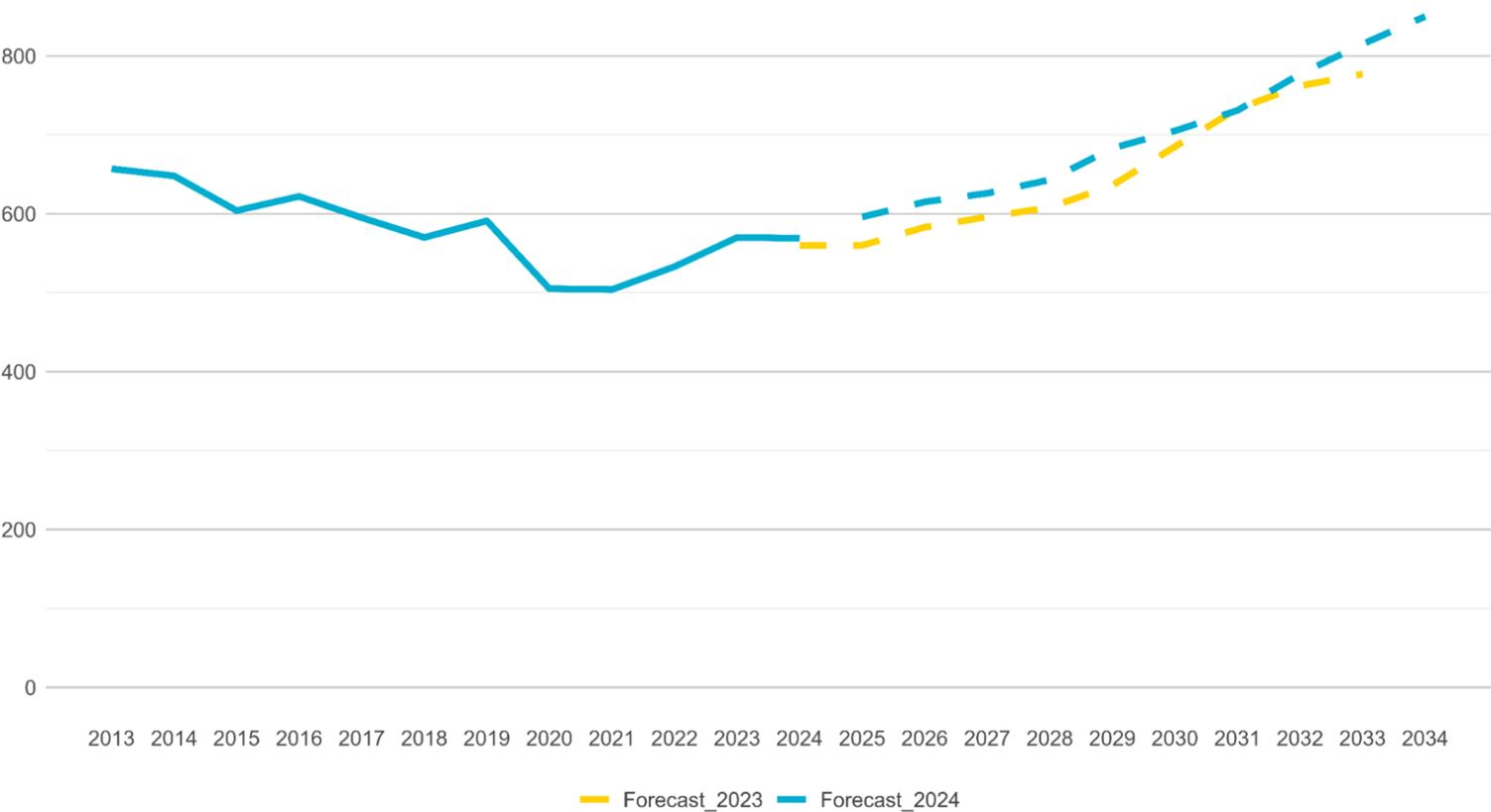
## Development Impact: Southport Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Pelican Cove (f.k.a. EV 211)	304	-	2027	15
Evolve Southport Apartments	240	-	2027	12
Southport Meadows	248	-	2027	12
St. James Village	420	-	2027	10
Indigo/Waterways	1,100	-	2033	7
Groves at Southport (formerly Sachi)	65	54	2025	4
Southport Cottages	161	-	2027	1
The Homeplace of Southport	53	38	2025	1
Harper Acres	15	-	2027	0
<b>Total</b>	<b>3,706</b>	<b>92</b>	<b>-</b>	<b>81</b>

*Data from: Demographic Analytics Advisors; Brunswick County and municipalities;*

# Supply Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Supply Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

**Development Impact: Supply Elem**

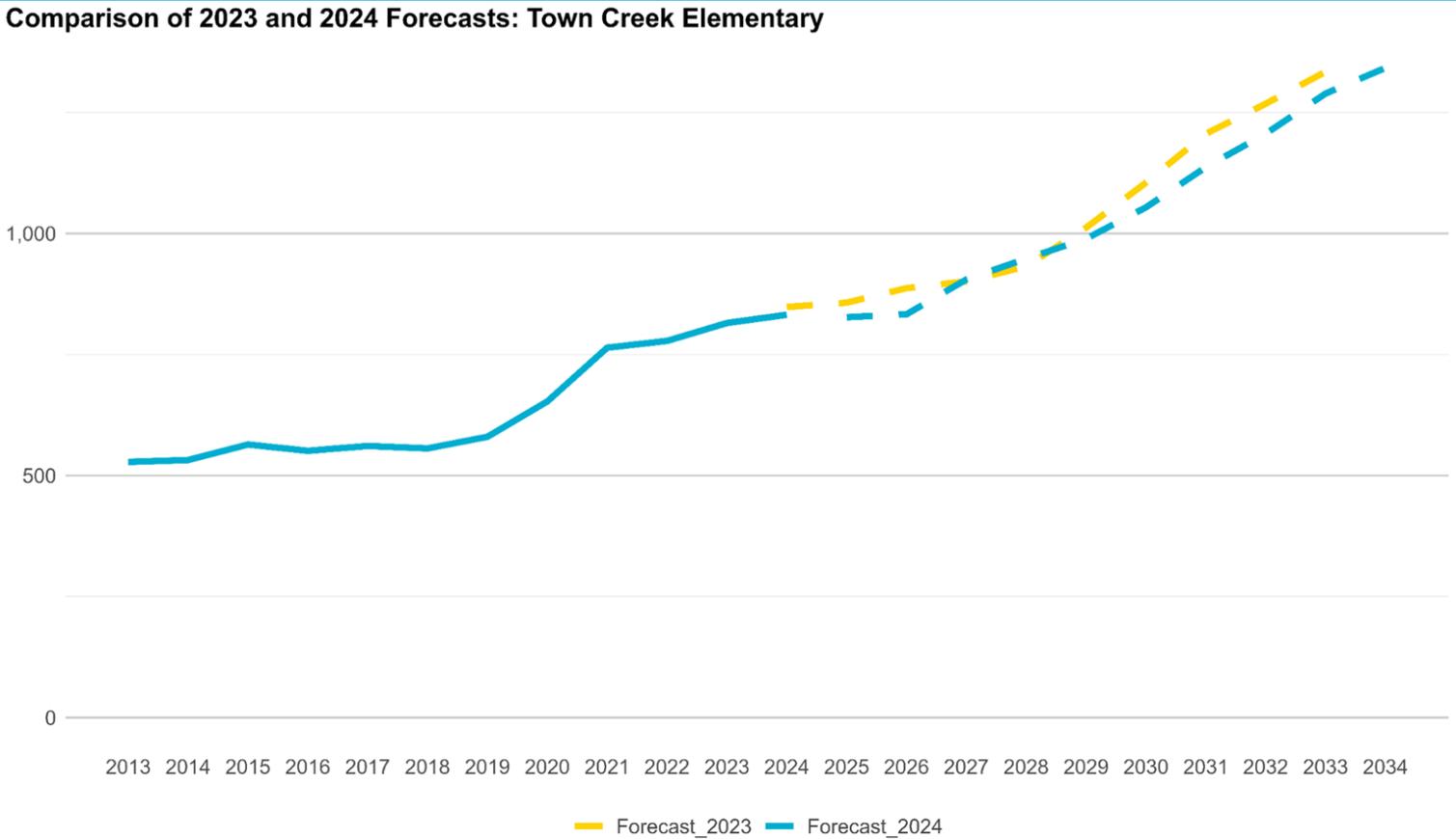
<b>Development</b>	<b>Total Units</b>	<b>Units Already Completed</b>	<b>First Year Occupancy</b>	<b>Total Student Add</b>
Galloway Landing	745	-	2027	48
Goose Marsh	669	50	2025	37
FMJ Tract	605	-	2027	33
Holden Oaks	220	-	2027	24
Erma Norris Tract	117	-	2027	16
Smith Ave Tract	360	-	2027	13
Bluewater	432	48	2025	12
Gilbert Road / Benton Road Tract	211	-	2027	12
Beachwalk	202	-	2024	11
Brecourt Manor	137	-	2027	9
Hall Tract	136	-	2027	8
Landing at Stone Chimney (fka. Doe Creek on Stone Chimney)	121	121	2025	6
Fox Run	223	-	2027	6
Ocean Pointe (fka. Smith/Ward Tract)	83	25	2025	5
Highland Forest P5	92	-	2027	5
Arnold St	72	-	2027	4
Coastal Walk Multi-Fam	80	-	2027	4
Hewett Landing (f.k.a. James Hewett Tract)	250	-	2027	3
Highland Forest P4	30	-	2027	2
Sharrons Creek Crossing	49	-	2027	1
<b>Total</b>	<b>4,834</b>	<b>244</b>	<b>-</b>	<b>259</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Town Creek Elem Current vs Last Year

Forecast

Comparison of 2023 and 2024 Forecasts: Town Creek Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

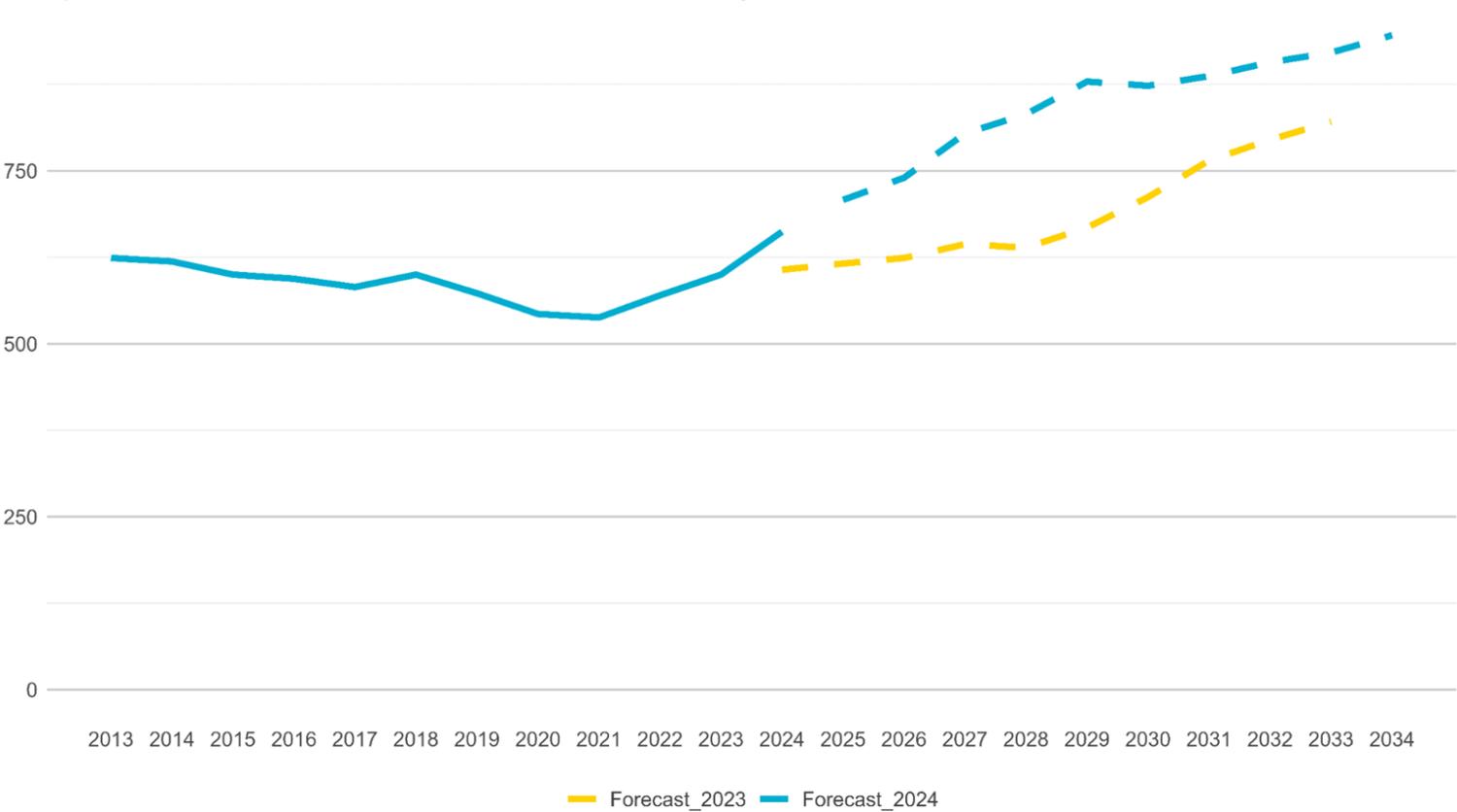
**Development Impact: Town Creek Elem**

<b>Development</b>	<b>Total Units</b>	<b>Units Already Completed</b>	<b>First Year Occupancy</b>	<b>Total Student Add</b>
Rice Creek (Revision)	3,400	-	2028	178
Burton Woods	2,769	-	2027	169
Brunswick Forest Phase 8	1,131	-	2027	59
Grand Park	315	-	2027	21
Grayson Park Phase 3	311	-	2027	20
Brunswick Forest Phase 7 - Ascend	334	-	2027	18
Pinewood Cannon Tract 1	284	-	2027	18
Brunswick Forest Phase 7 Section 4 - The Edge (Cypress West / 1A)	313	-	2027	16
Westgate Exchange	312	-	2027	16
Brunswick Forest Phase 9 Section 6	306	-	2027	14
Brunswick Forest Phase 7 - Arboretum	232	-	2027	12
Townes at Seabrooke	212	-	2027	12
East Lake Subdivision Phase 1A	173	-	2027	10
East Lake Phase 1	184	-	2027	10
East Lake Townhomes Phase 4	153	-	2027	9
Hawthorne Wasterside Cottages	179	-	2027	9
Spring Hill (Now In Leland)	83	83	2025	7
Campbell's Ridge	90	85	2025	7
East Lake Phase 2	135	-	2027	7
Westgate Townhomes (26 acre)	254	-	2027	6
Bishop's Ridge	92	-	2027	5
East Lake Phase 5	74	-	2027	4
Jackey's Ridge	54	-	2027	3
Maco Commons	25	-	2027	2
East Lake Subdivision Phase 1B	28	-	2027	2
Venice Landing	31	-	2027	2
Finley Farms (Now In Leland)	9	9	2025	1
Pinewood Cannon Phase 1 Section B	19	-	2027	1
The Cottages at Brunswick Forest	23	-	2027	1
<b>Total</b>	<b>11,525</b>	<b>177</b>	<b>-</b>	<b>639</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Union Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Union Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

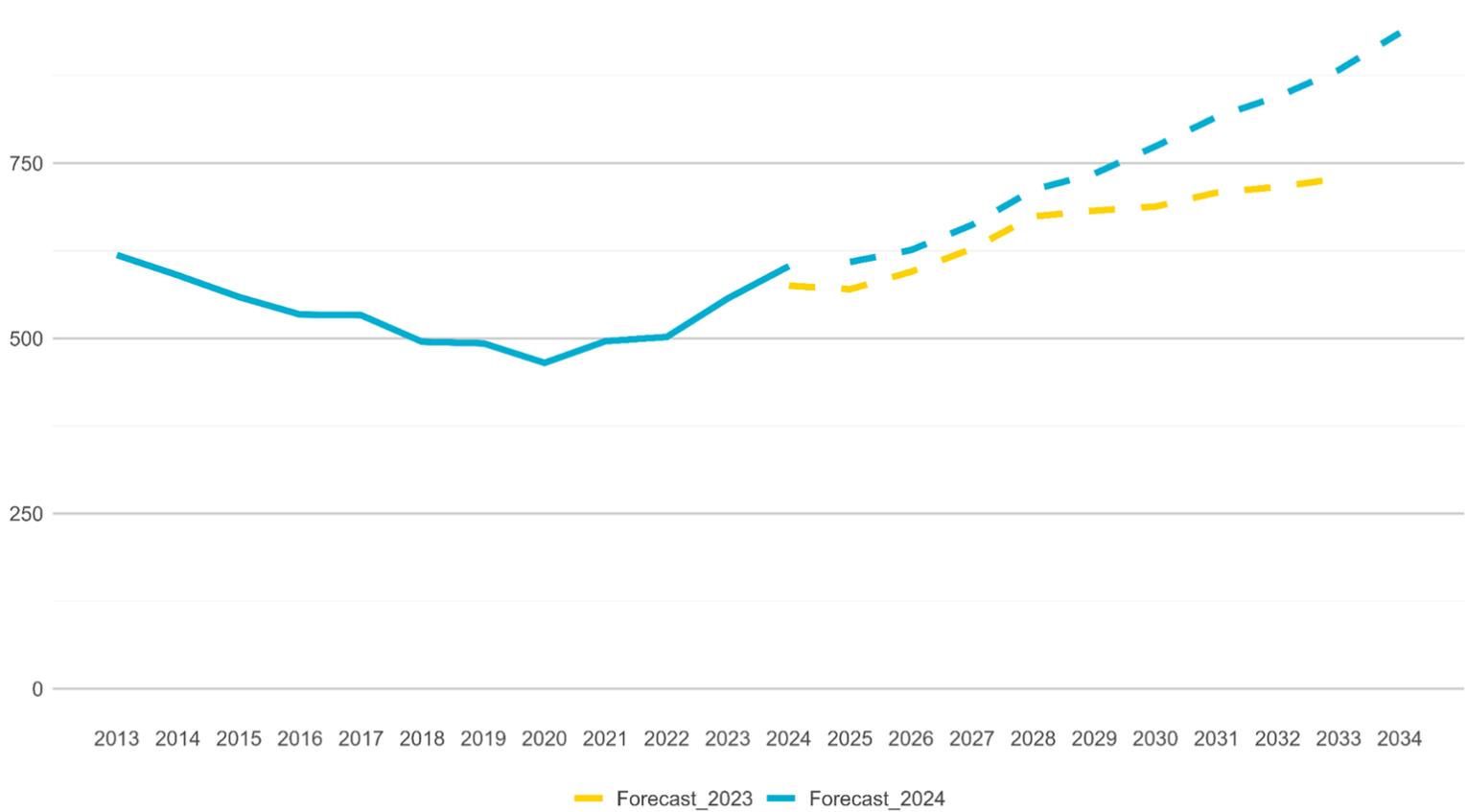
### Development Impact: Union Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Ocean Isle Palms (Revision)	3,080	7	2025	42
Hwy 17 Mixed Use	520	-	2027	28
McMullan Tract	550	-	2027	23
Cresswind (Expansion)	427	-	2027	18
Ocean Isle Mixed Use	424	-	2027	18
Russ Tract	292	-	2027	16
Wildwood Village	244	-	2027	13
Inland Reserve	625	-	2027	6
Creekside Landing	154	-	2027	6
The Tides	649	-	2025	6
Saucepan Creek	296	-	2027	5
Summer's Walk (Crews Tract)	145	-	2027	5
Cameron Woods (Revision)	471	209	2025	4
Hunter's Bay	320	-	2027	4
Osprey Isle	345	-	2027	3
Courtyards by Carrell	66	5	2025	3
Chatham Glenn (Revision)	158	158	2025	3
Copas Rd	72	-	2027	3
1295 Village Pt-RCD	84	-	2027	3
Village Green (Expansion)	138	50	2025	2
Glendale Arbor	173	42	2025	2
Hawthorne at Ocean Isle Beach	198	-	2027	2
Gore Tract	91	-	2027	2
Enclave at Cameron Woods (Expansion)	124	-	2027	1
Fairway Acres	50	-	2027	1
Heartsease at Ocean Isle (formerly Sunset Commons)	136	-	2027	1
Bricklanding PD Revision	39	16	2025	1
The Beach at Bricklanding (Expansion)	6	-	2027	0
Lynn Reserve	31	-	2027	0
Osprey Point	5	-	2027	0
The Orchards	12	-	2027	0
<b>Total</b>	<b>9,925</b>	<b>487</b>	<b>-</b>	<b>221</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Virginia Williamson Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Virginia Williamson Elem



Data Source: Demographic Analytics Advisors; Brunswick County School District

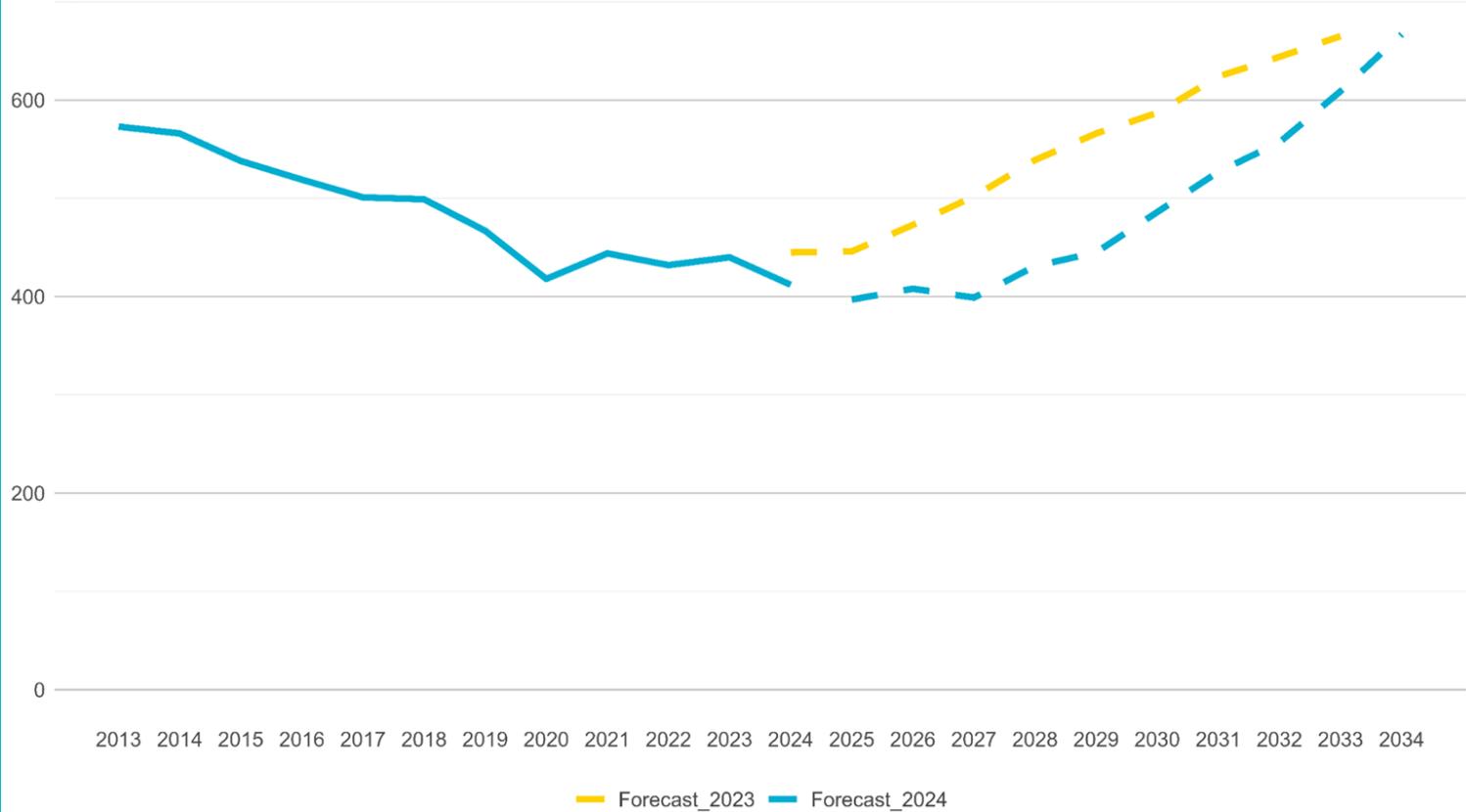
**Development Impact: Virginia Williamson Elem**

<b>Development</b>	<b>Total Units</b>	<b>Units Already Completed</b>	<b>First Year Occupancy</b>	<b>Total Student Add</b>
Midway Tract	3,612	-	2028	200
Carmel Village	567	-	2027	25
Avalon (Revision)	447	250	2025	25
Smith NC 211 Tract	292	-	2027	16
Berkley Bay (Modification)	294	-	2027	16
Marsh Walk	541	-	2027	16
Bella Point Expansion	336	203	2025	15
Stone Chimney Tract	190	-	2027	12
Turnpike Road Tract	402	-	2027	12
Groves at Olde Georgetown (Modification)	250	-	2027	11
Paramounte	103	103	2025	9
Holden Beach Landing (Revision)	295	-	2027	8
Meridian Forest (Revision)	84	84	2025	7
Grande Palms (fka. The Reserve at Sunset Harbor)	97	97	2025	7
Oak Harbor Village (fka. The Landings at Oak Harbor)	130	-	2027	6
Ruffins River Landing (Expansion)	100	79	2025	4
Autumn Trail	74	-	2027	4
Clemmons Tract	70	-	2027	4
Cedar Crossing (Expansion)	129	-	2027	3
The Preserve at White Rock Lake (Modification)	99	-	2027	3
Admiral's Cove	207	-	2027	2
Avalon Crossing	20	20	2025	2
Leaning Pine	38	-	2027	2
Salty Peanut Villas	14	-	2027	0
<b>Total</b>	<b>8,391</b>	<b>836</b>	<b>-</b>	<b>409</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Waccamaw Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Waccamaw



Data Source: Demographic Analytics Advisors; Brunswick County School District

## Development Impact: Waccamaw Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Ashton Farms	2,950	-	2028	158
King Tract	1,800	-	2029	42
Sterling Oaks Expansion (f.k.a. Supsura)	338	-	2027	18
Rye Pint Townhomes	176	-	2027	10
Forest View Townhomes	107	-	2027	6
Anderson Tract (Revision)	336	12	2025	2
Norris Farm	304	-	2027	2
Long Farm	49	-	2027	0
<b>Total</b>	<b>6,060</b>	<b>12</b>	<b>-</b>	<b>238</b>

*Data from: Demographic Analytics Advisors; Brunswick County and municipalities;*

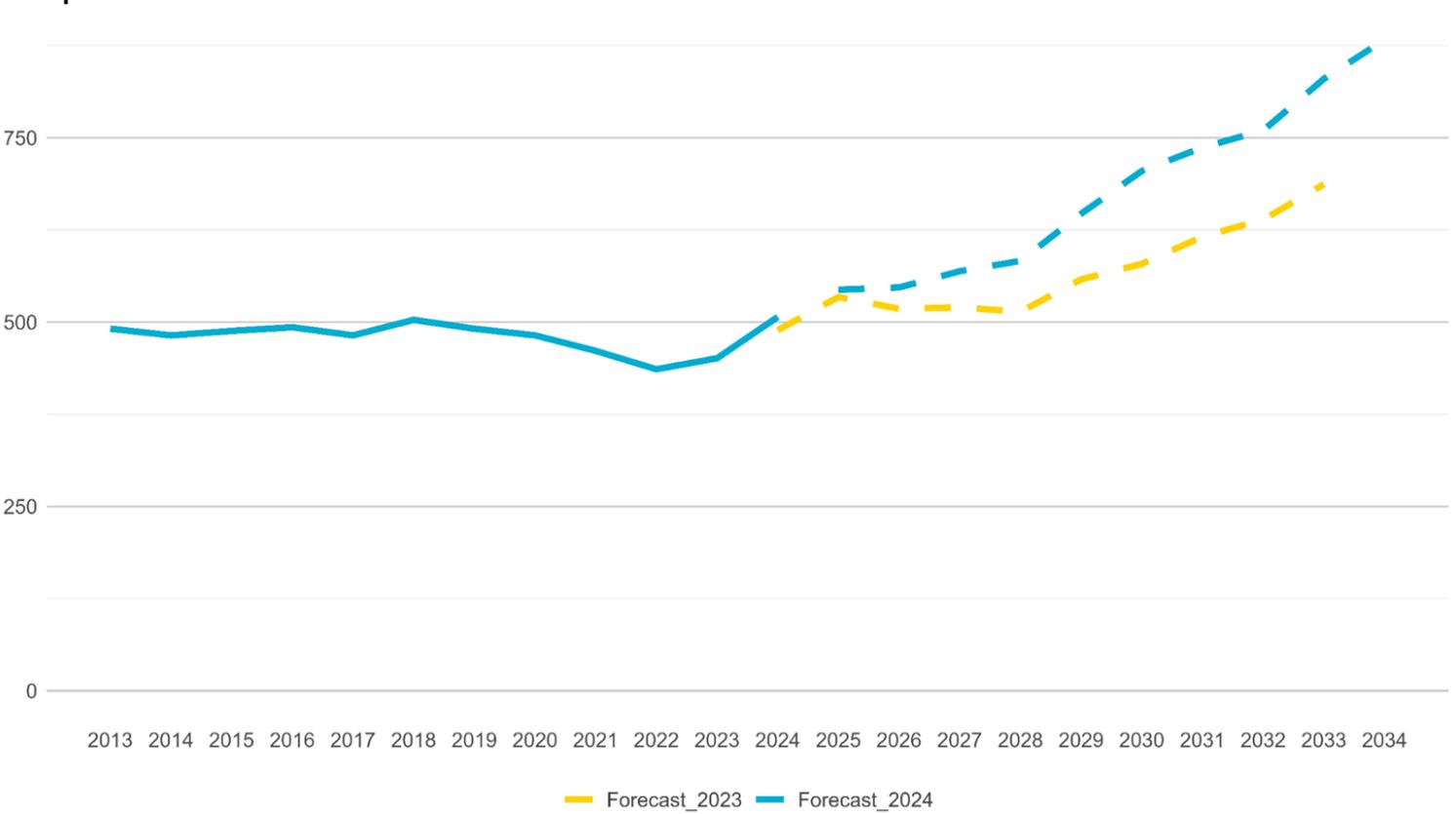
## Development Impact: Waccamaw Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Ashton Farms	2,950	-	2028	134
King Tract	1,800	-	2029	31
Sterling Oaks Expansion (f.k.a. Supsura)	338	-	2027	15
Rye Pint Townhomes	176	-	2027	8
Forest View Townhomes	107	-	2027	5
Anderson Tract (Revision)	336	12	2025	0
Norris Farm	304	-	2027	0
Long Farm	49	-	2027	0
<b>Total</b>	<b>6,060</b>	<b>12</b>	<b>-</b>	<b>193</b>

*Data from: Demographic Analytics Advisors; Brunswick County and municipalities;*

# Cedar Grove Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Cedar Grove Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

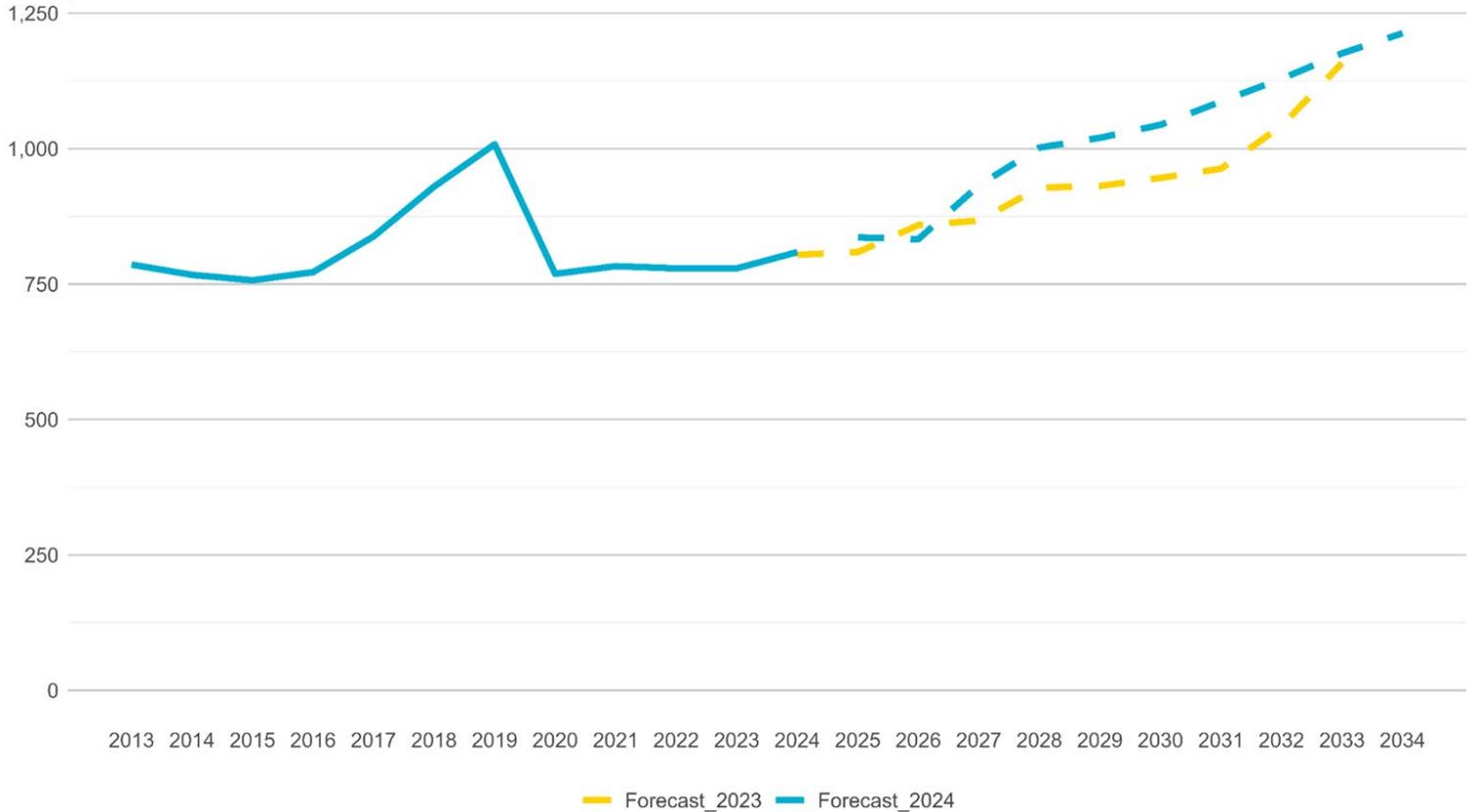
## Development Impact: Cedar Grove Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Midway Tract	3,612	-	2028	145
Galloway Landing	745	-	2027	30
Goose Marsh	669	50	2025	27
Avalon (Revision)	447	250	2025	18
Carmel Village	567	-	2027	14
Smith NC 211 Tract	292	-	2027	12
Berkley Bay (Modification)	294	-	2027	12
Marsh Walk	541	-	2027	12
Erma Norris Tract	117	-	2027	10
Turnpike Road Tract	402	-	2027	9
Stone Chimney Tract	190	-	2027	8
Gilbert Road / Benton Road Tract	211	-	2027	8
Bella Point Expansion	336	203	2025	8
Beachwalk	202	-	2024	8
Groves at Olde Georgetown (Modification)	250	-	2027	6
Paramounte	103	103	2025	6
Brecourt Manor	137	-	2027	5
Meridian Forest (Revision)	84	84	2025	5
Holden Beach Landing (Revision)	295	-	2027	5
Hall Tract	136	-	2027	5
Landing at Stone Chimney (fka. Doe Creek on Stone Chimney)	121	121	2025	5
Holden Oaks	220	-	2027	4
Grande Palms (fka. The Reserve at Sunset Harbor)	97	97	2025	4
Fox Run	223	-	2027	4
Admiral's Cove	207	-	2027	3
Ruffins River Landing (Expansion)	100	79	2025	3
Hewett Landing (f.k.a. James Hewett Tract)	250	-	2027	3
Autumn Trail	74	-	2027	3
Clemmons Tract	70	-	2027	3
Ocean Pointe (fka. Smith/Ward Tract)	83	25	2025	3
Oak Harbor Village (fka. The Landings at Oak Harbor)	130	-	2027	3
Cedar Crossing (Expansion)	129	-	2027	2
The Preserve at White Rock Lake (Modification)	99	-	2027	2
Avalon Crossing	20	20	2025	1
Leaning Pine	38	-	2027	1
Salty Peanut Villas	14	-	2027	0
<b>Total</b>	<b>11,505</b>	<b>1,032</b>	<b>-</b>	<b>397</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Leland Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Leland Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

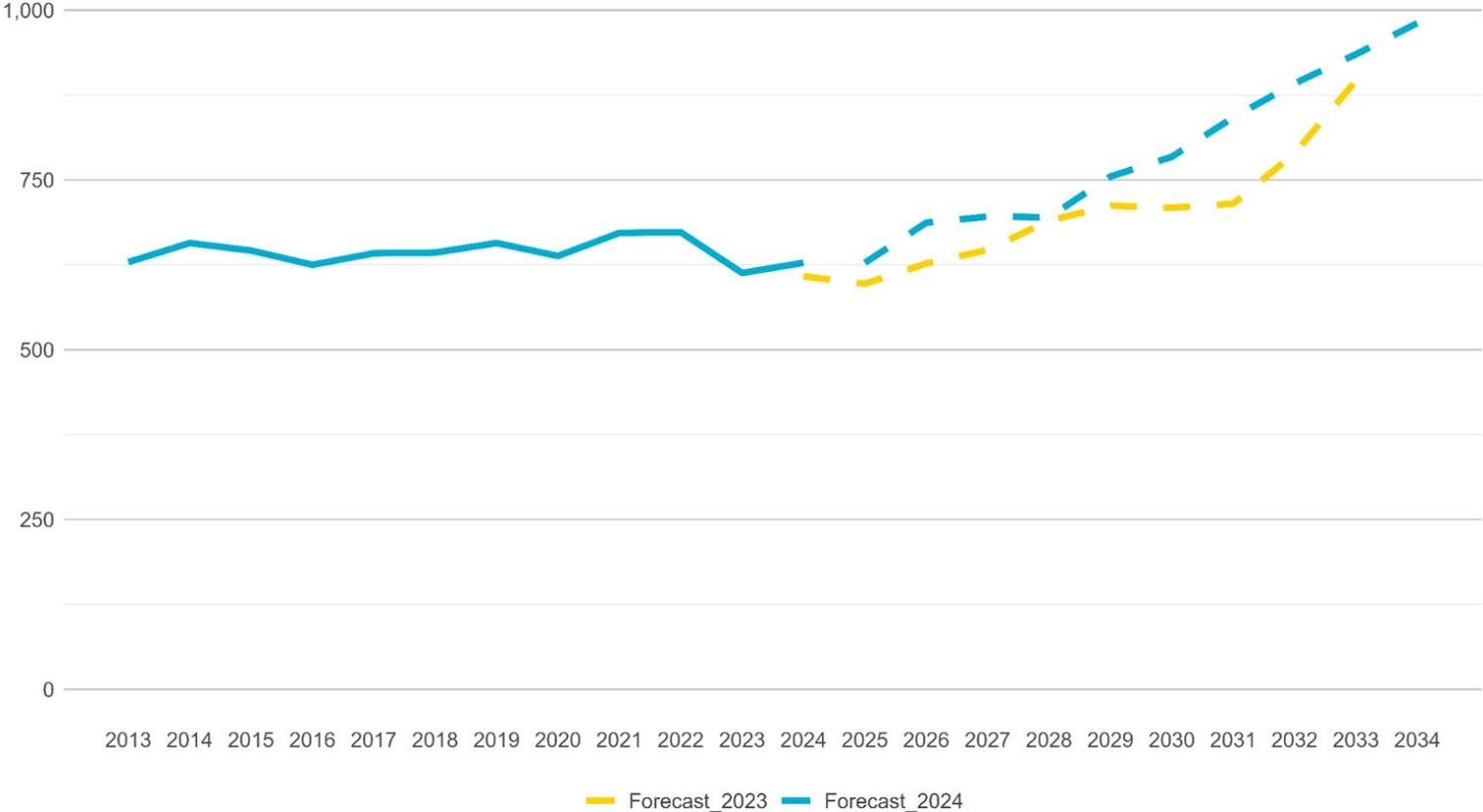
## Development Impact: Leland Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Compass Pointe Expansion & Consolidation	5,897	1,785	2025	200
Bluffs on the Cape Fear (Expansion)	560	298	2025	24
Hawkeswater	432	399	2025	18
Leland Apartments	390	-	2027	16
Kyndall Cove	399	-	2027	14
Saunders Village (City of Northwest)	297	-	2027	13
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2025	11
Belmont at Westgate	366	-	2027	11
Westgate Cottages	315	-	2027	10
Westgate Exchange	312	-	2027	10
Saw Mill Road Tract (City of Northwest)	226	-	2027	9
Northern Lights (City of Northwest)	162	162	2025	9
Coastal Haven	235	19	2025	8
Rivewalk Pointe	283	-	2027	8
Westgate Townhomes (26 acre)	254	-	2027	8
Rosewood Shores (City of Northwest)	214	-	2027	7
Watson Tract	171	-	2027	7
Encore at Westgate	240	-	2024	7
Isabella Park (City of Northwest)	170	102	2025	6
Burton Woods	2,769	-	2027	6
Sunrise Terrace (Revision)	97	97	2025	5
Chappell Loop Apartments	200	-	2027	5
Wood Creek (fka. Hood Creek Landing)	128	-	2027	4
Clearwell Estates	79	-	2027	3
Village Road Duplexes & Triplexes	93	-	2027	3
Settler's Village	77	-	2027	3
Bellamy Place	78	-	2027	3
Beckington	143	-	2027	3
Pelican Pointe	108	-	2027	3
Village in the Meadows	47	-	2027	2
Sawmill Ridge (City of Northwest)	45	-	2027	2
Dabney Park (Now In Leland)	69	69	2025	2
Vineyard Grove	31	31	2025	2
Cherry Tree Place	40	39	2025	2
Colbert Place (Now In Leland)	45	45	2025	2
Tyler's Cove Phase 4	107	-	2027	2
Northwest Road Tract	20	-	2027	1
Southview Park	21	21	2025	1
Park Side	35	-	2027	1
Highland Hills Village	10	-	2027	0
<b>Total</b>	<b>15,405</b>	<b>3,307</b>	<b>-</b>	<b>451</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Shallotte Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Shallotte Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

## Development Impact: Shallotte Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Timber Farms (Revision)	2,500	-	2028	38
Ocean Isle Palms (Revision)	3,080	7	2025	29
Mossy Hill Townhomes	592	-	2027	27
Hwy 17 Mixed Use	520	-	2027	24
FMJ Tract	605	-	2027	23
McMullan Tract	550	-	2027	15
Hickman Branch Townhomes	316	-	2027	14
Stone Farm (Now In Calabash)	2,159	-	2027	14
Russ Tract	292	-	2027	13
Cresswind (Expansion)	427	-	2027	12
Ocean Isle Mixed Use	424	-	2027	12
Wildwood Village	244	-	2027	11
Smith Ave Tract	360	-	2027	10
Bluewater	432	48	2025	8
Rye Pint Townhomes	176	-	2027	8
Sunfish Cove (fka Sunrise Cove)	174	112	2025	8
Pea Landing Tract	150	-	2027	7
Coastal Club of the Carolinas (Formerly Farmstead)	774	27	2025	7
Fox Hollow	166	-	2027	7
Saucepan Creek	296	-	2027	5
Inland Reserve	625	-	2027	5
Cameron Woods (Revision)	471	209	2025	4
Holden Oaks	220	-	2027	4
Hunter's Bay	320	-	2027	4
The Tides	649	-	2025	4
Courtyards by Carrell	66	5	2025	3
Arnold St	72	-	2027	3
Highland Forest P5	92	-	2027	3
Summer's Walk (Crews Tract)	145	-	2027	3
Creekside Landing	154	-	2027	3
Coastal Walk Multi-Fam	80	-	2027	3
Calabash Station	251	159	2025	2
Hickman Farms	216	-	2027	2
Village Green (Expansion)	138	50	2025	2
Osprey Isle	345	-	2027	2
Price Tract	186	-	2027	2

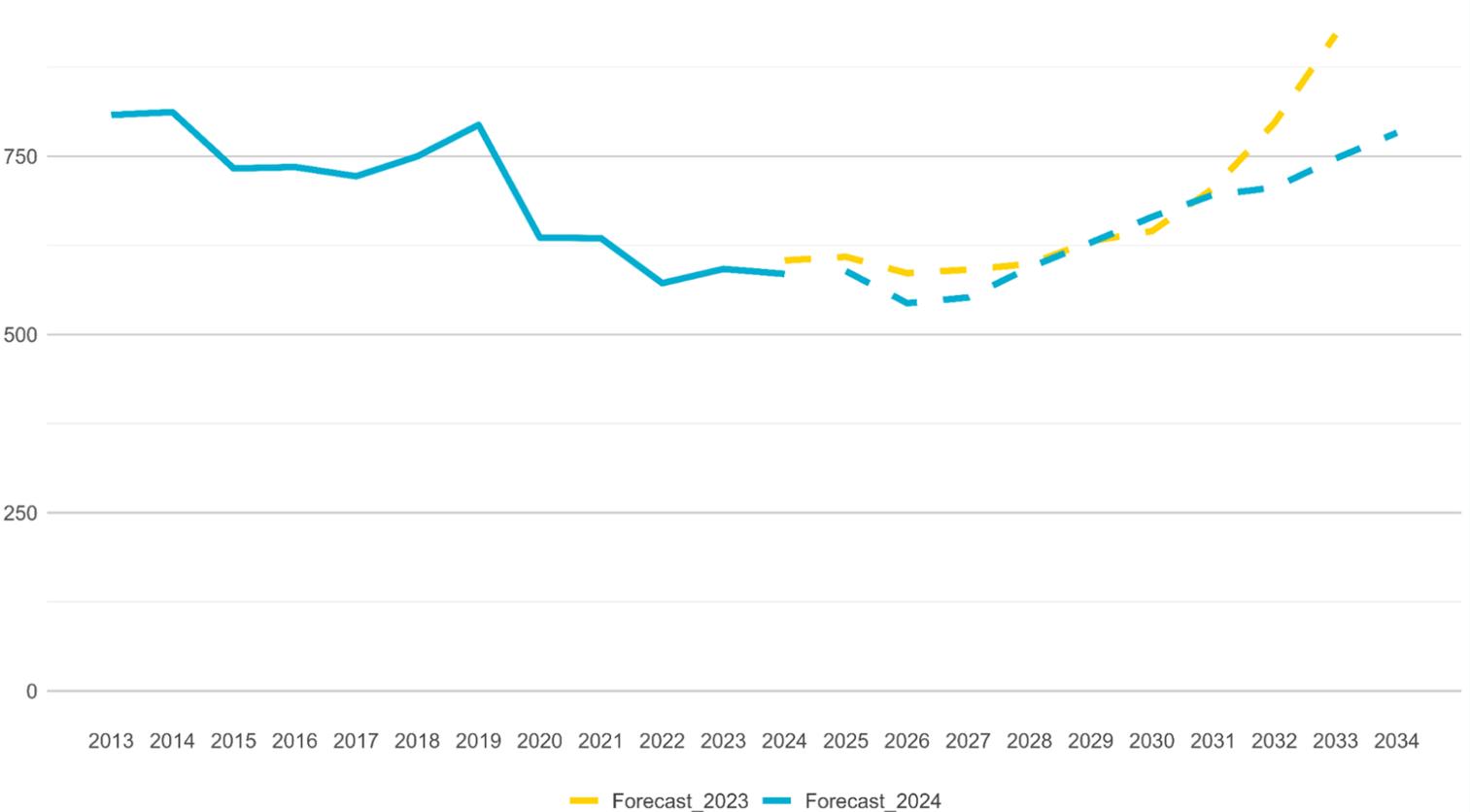
## Development Impact: Shallotte Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Gore Tract	91	-	2027	2
Hardee Tract (Revision)	200	116	2025	2
Chatham Glenn (Revision)	158	158	2025	2
Copas Rd	72	-	2027	2
1295 Village Pt-RCD	84	-	2027	2
Heartsease Calabash	158	-	2026	2
Calabash Palms	69	24	2025	1
Hickmans Crossing (Revision)	68	52	2025	1
Seaside Palms (fka. Grissettown Tract)	104	44	2025	1
Calabash Meadows	60	-	2027	1
McLamb Farm	319	-	2027	1
Enclave at Cameron Woods (Expansion)	124	-	2027	1
Fairway Acres	50	-	2027	1
Allston Park	132	28	2025	1
Heartsease at Ocean Isle (formerly Sunset Commons)	136	-	2027	1
Glendale Arbor	173	42	2025	1
Hawthorne at Ocean Isle Beach	198	-	2027	1
Silver Oaks (fka. Whispering Pines)	42	41	2025	1
Planters Green	60	60	2025	1
Bricklanding PD Revision	39	16	2025	1
Highland Forest P4	30	-	2027	1
Sharrons Creek Crossing	49	-	2027	1
Bland Track	55	-	2028	1
Hunter's Trace	70	-	2027	1
Anderson Tract (Revision)	336	12	2025	0
The Beach at Bricklanding (Expansion)	6	-	2027	0
Norris Farm	304	-	2027	0
Trest Tract	182	-	2027	0
Lynn Reserve	31	-	2027	0
Osprey Point	5	-	2027	0
The Orchards	12	-	2027	0
<b>Total</b>	<b>21,684</b>	<b>1,210</b>	<b>-</b>	<b>371</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# South Brunswick Middle Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: South Brunswick Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

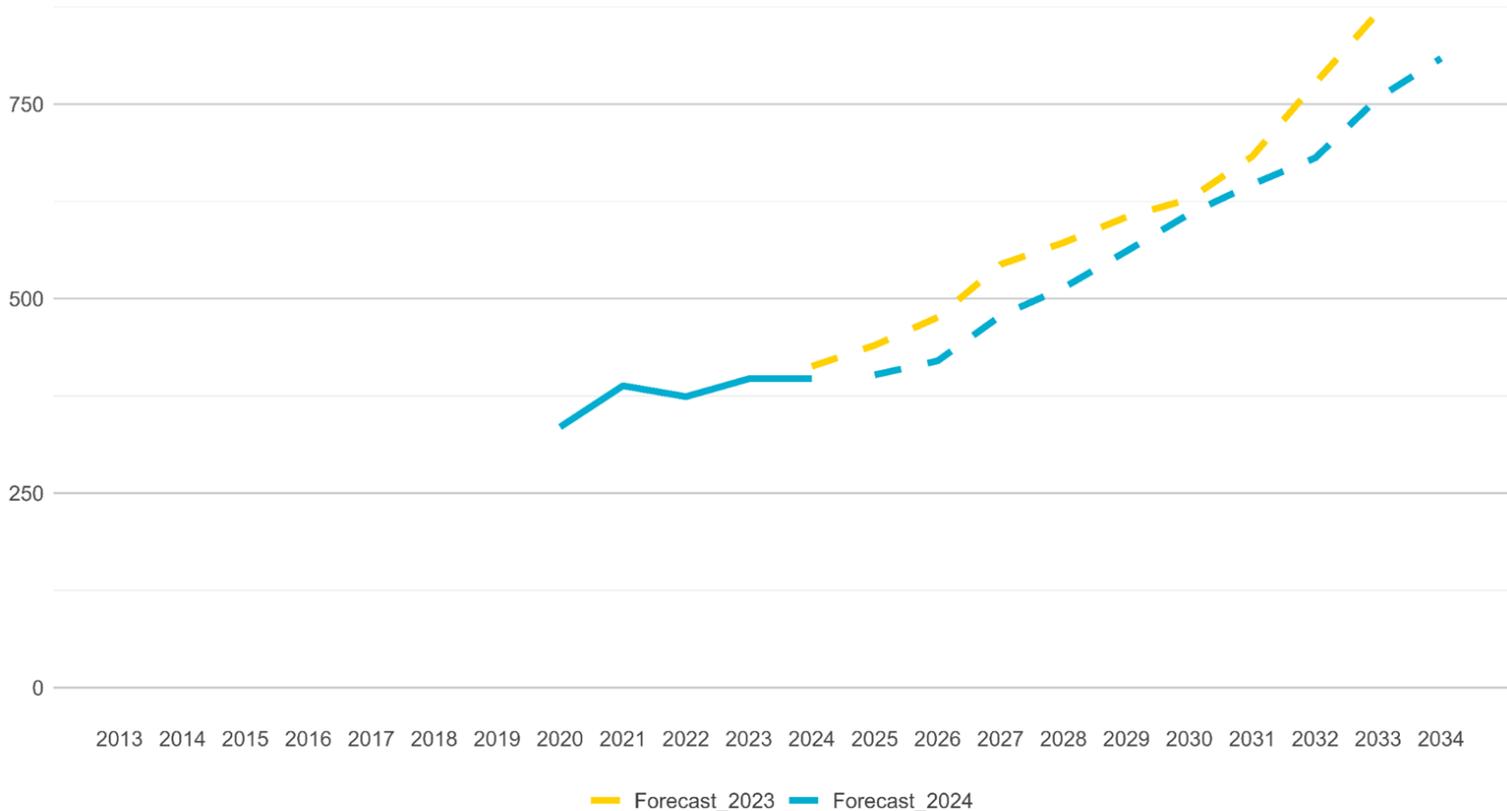
## Development Impact: South Brunswick Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Rice Creek (Revision)	3,400	-	2028	144
Middle Creek Village	743	64	2025	30
Saltgrass Landing	259	-	2027	11
Viridian Reserve (fmr. Mill Creek Residential)	324	-	2027	10
Pelican Cove (f.k.a. EV 211)	304	-	2027	10
Bell Swamp Connection Tract	229	-	2027	9
Bell Meadows (fka. Sunset Estates)	231	55	2025	9
Danford Tract	266	-	2027	8
Evolve Southport Apartments	240	-	2027	8
Southport Meadows	248	-	2027	8
St. James Village	420	-	2027	7
Indigo/Waterways	1,100	-	2033	7
River Tide Farms	155	10	2025	5
Country Walk (Revised)	92	69	2025	4
Brunswick Landing (fka. Hankins Tract)	93	-	2027	4
Groves at Southport (formerly Sachi)	65	54	2025	2
Southport Cottages	161	-	2027	1
Broadwater Landing	27	-	2027	1
The Homeplace of Southport	53	38	2025	1
Harper Acres	15	-	2027	0
<b>Total</b>	<b>9,525</b>	<b>290</b>	<b>-</b>	<b>296</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Town Creek Middle Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Town Creek Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

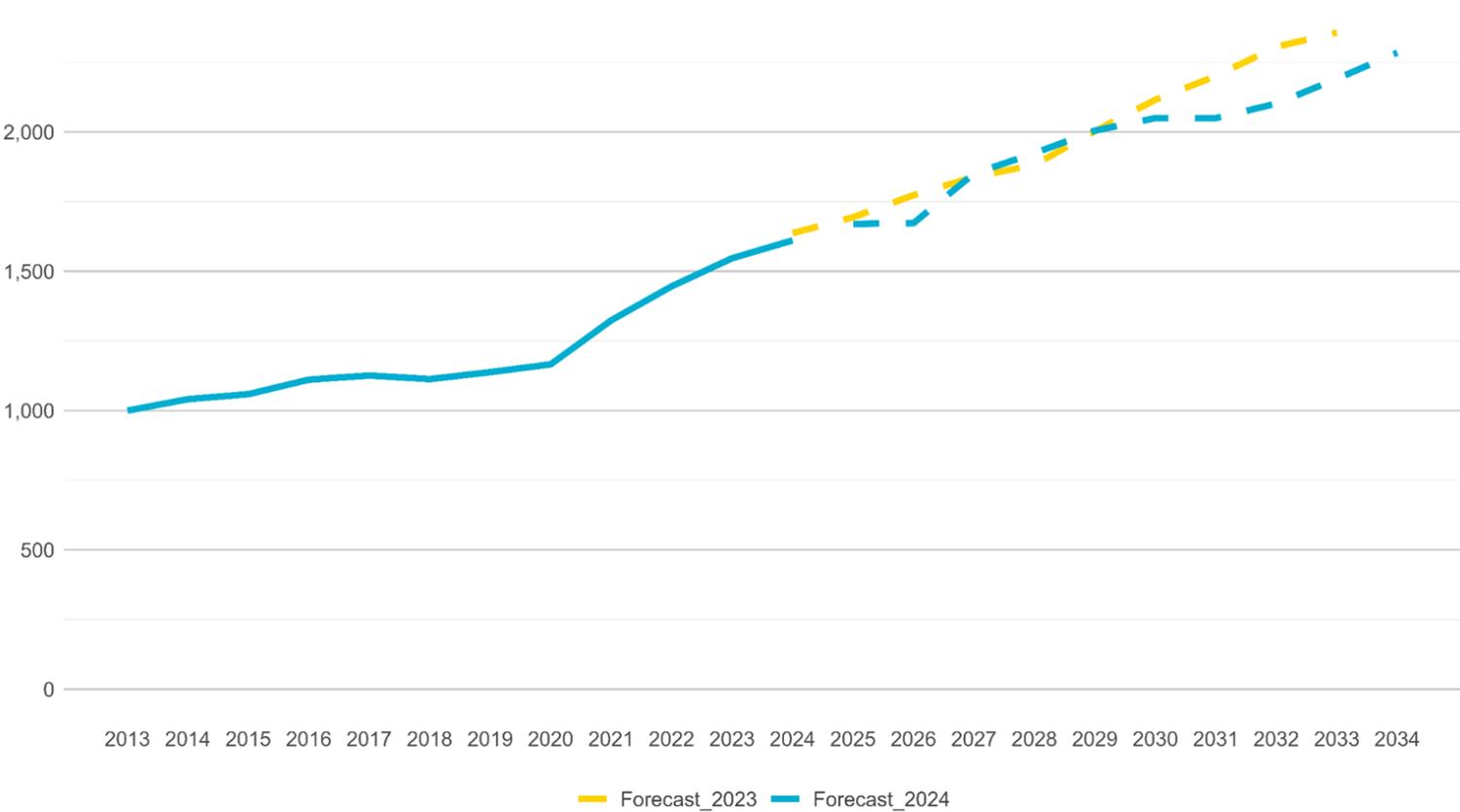
## Development Impact: Town Creek Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Rice Creek (Revision)	3,400	-	2028	144
Burton Woods	2,769	-	2027	103
Brunswick Forest Phase 8	1,131	-	2027	48
Brunswick Forest Phase 7 - Ascend	334	-	2027	14
Brunswick Forest Phase 7 Section 4 - The Edge (Cypress West / 1A)	313	-	2027	13
Grayson Park Phase 3	311	-	2027	12
Grand Park	315	-	2027	12
Brunswick Forest Phase 9 Section 6	306	-	2027	11
Pinewood Cannon Tract 1	284	-	2027	11
Brunswick Forest Phase 7 - Arboretum	232	-	2027	10
Westgate Exchange	312	-	2027	10
Hawthorne Wasterside Cottages	179	-	2027	8
Townes at Seabrooke	212	-	2027	8
East Lake Phase 1	184	-	2027	6
Campbell's Ridge	90	85	2025	5
East Lake Subdivision Phase 1A	173	-	2027	5
East Lake Townhomes Phase 4	153	-	2027	5
Spring Hill (Now In Leland)	83	83	2025	4
Bishop's Ridge	92	-	2027	4
Westgate Townhomes (26 acre)	254	-	2027	4
East Lake Phase 2	135	-	2027	4
Jackey's Ridge	54	-	2027	2
East Lake Phase 5	74	-	2027	2
Maco Commons	25	-	2027	1
East Lake Subdivision Phase 1B	28	-	2027	1
Pinewood Cannon Phase 1 Section B	19	-	2027	1
The Cottages at Brunswick Forest	23	-	2027	1
Venice Landing	31	-	2027	1
Finley Farms (Now In Leland)	9	9	2025	0
<b>Total</b>	<b>11,525</b>	<b>177</b>	<b>-</b>	<b>450</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# North Brunswick High Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: North Brunswick High



Data Source: Demographic Analytics Advisors; Brunswick County School District

## Development Impact: North Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Compass Pointe Expansion & Consolidation	5,897	1,785	2025	149
Burton Woods	2,769	-	2027	119
Brunswick Forest Phase 8	1,131	-	2027	48
Westgate Exchange	312	-	2027	40
Bluffs on the Cape Fear (Expansion)	560	298	2025	26
Westgate Townhomes (26 acre)	254	-	2027	20
Hawkeswater	432	399	2025	19
Leland Apartments	390	-	2027	17
Grand Park	315	-	2027	15
Saunders Village (City of Northwest)	297	-	2027	14
Kyndall Cove	399	-	2027	14
Brunswick Forest Phase 7 - Ascend	334	-	2027	14
Brunswick Forest Phase 7 Section 4 - The Edge (Cypress West / 1A)	313	-	2027	13
Grayson Park Phase 3	311	-	2027	13
Belmont at Westgate	366	-	2027	12
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2025	11
Brunswick Forest Phase 9 Section 6	306	-	2027	11
Saw Mill Road Tract (City of Northwest)	226	-	2027	10
Northern Lights (City of Northwest)	162	162	2025	10
Brunswick Forest Phase 7 - Arboretum	232	-	2027	10
Westgate Cottages	315	-	2027	10
Encore at Westgate	240	-	2024	8
Hawthorne Wasterside Cottages	179	-	2027	8
Townes at Seabrooke	212	-	2027	8
Watson Tract	171	-	2027	7
Coastal Haven	235	19	2025	6
Sunrise Terrace (Revision)	97	97	2025	6
East Lake Subdivision Phase 1A	173	-	2027	6
East Lake Phase 1	184	-	2027	6
East Lake Townhomes Phase 4	153	-	2027	6
Chappell Loop Apartments	200	-	2027	6
Rosewood Shores (City of Northwest)	214	-	2027	5

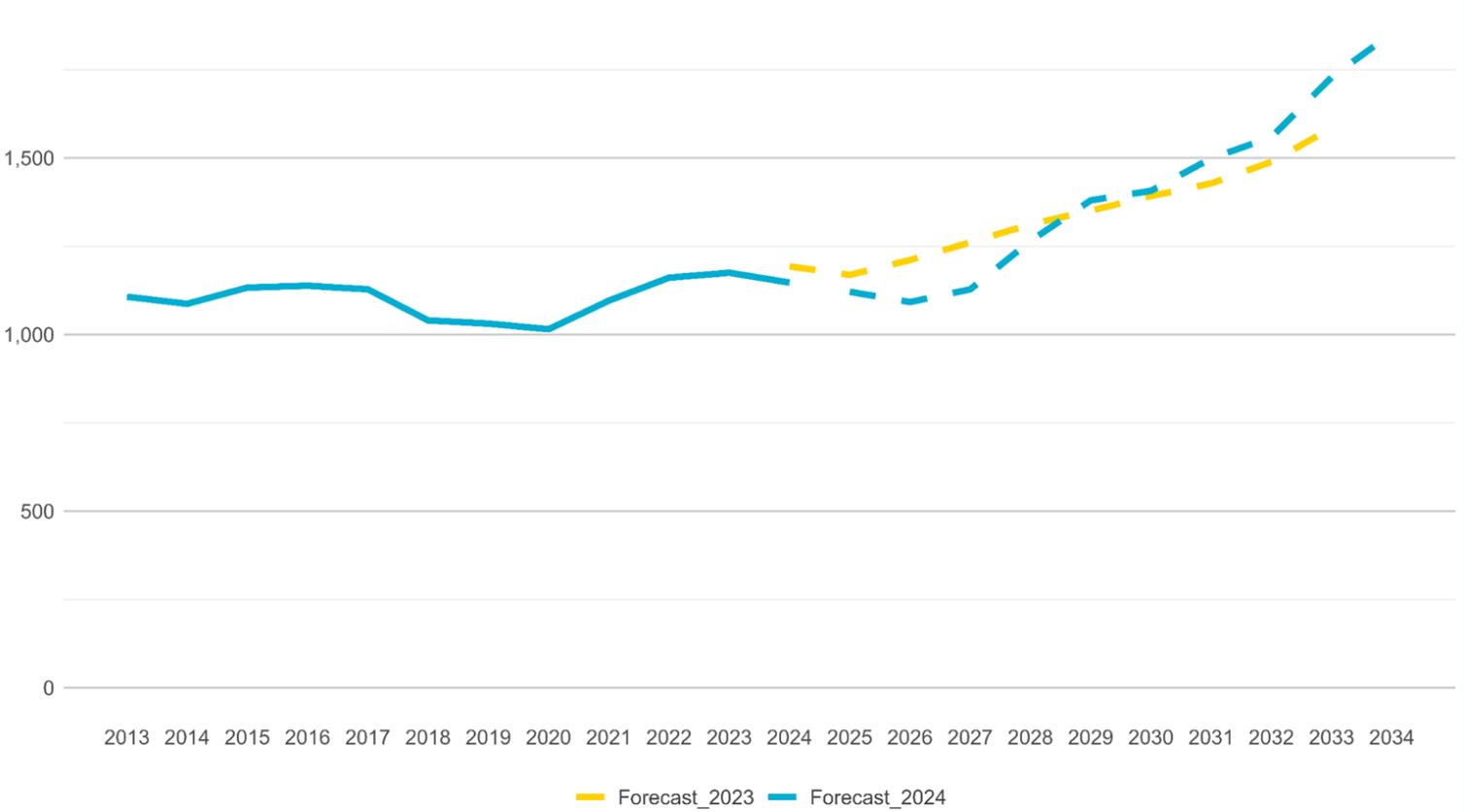
## Development Impact: North Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Spring Hill (Now In Leland)	83	83	2025	4
Isabella Park (City of Northwest)	170	102	2025	4
Village Road Duplexes & Triplexes	93	-	2027	4
Bishop's Ridge	92	-	2027	4
Rivewalk Pointe	283	-	2027	4
East Lake Phase 2	135	-	2027	4
Wood Creek (fka. Hood Creek Landing)	128	-	2027	3
Settler's Village	77	-	2027	3
Bellamy Place	78	-	2027	3
Beckington	143	-	2027	3
Village in the Meadows	47	-	2027	2
Sawmill Ridge (City of Northwest)	45	-	2027	2
Dabney Park (Now In Leland)	69	69	2025	2
Vineyard Grove	31	31	2025	2
Clearwell Estates	79	-	2027	2
Jackey's Ridge	54	-	2027	2
East Lake Phase 5	74	-	2027	2
Pelican Pointe	108	-	2027	2
Tyler's Cove Phase 4	107	-	2027	2
Macco Commons	25	-	2027	1
Northwest Road Tract	20	-	2027	1
Cherry Tree Place	40	39	2025	1
Colbert Place (Now In Leland)	45	45	2025	1
Southview Park	21	21	2025	1
East Lake Subdivision Phase 1B	28	-	2027	1
Park Side	35	-	2027	1
Venice Landing	31	-	2027	1
Finley Farms (Now In Leland)	9	9	2025	0
Highland Hills Village	10	-	2027	0
The Cottages at Brunswick Forest	23	-	2027	0
<b>Total</b>	<b>19,802</b>	<b>3,399</b>	<b>-</b>	<b>729</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# South Brunswick High Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: South Brunswick High



Data Source: Demographic Analytics Advisors; Brunswick County School District

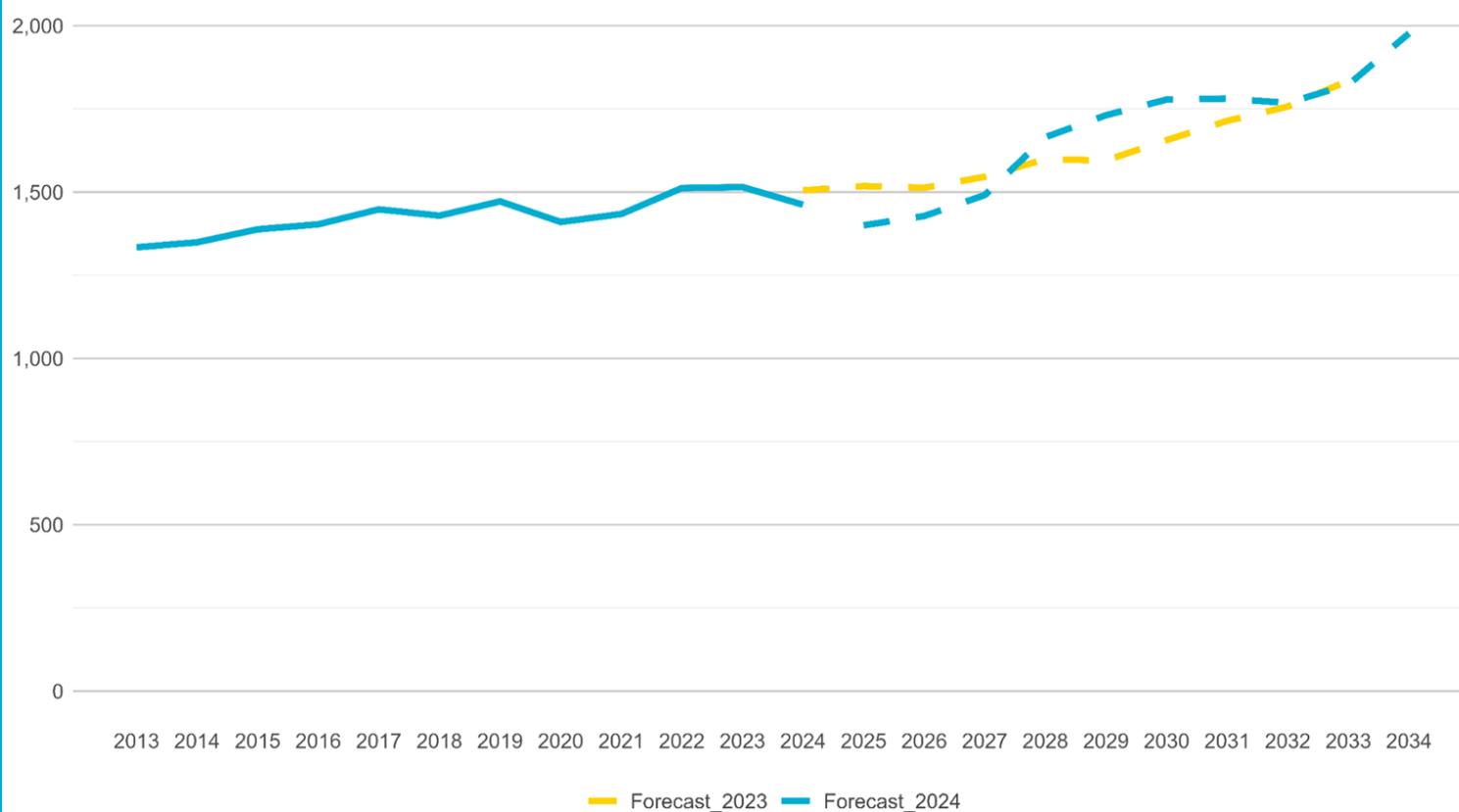
## Development Impact: South Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Rice Creek (Revision)	3,400	-	2028	572
Midway Tract	3,612	-	2028	143
Galloway Landing	745	-	2027	32
Middle Creek Village	743	64	2025	29
Goose Marsh	669	50	2025	27
Avalon (Revision)	447	250	2025	18
Carmel Village	567	-	2027	17
Viridian Reserve (fmr. Mill Creek Residential)	324	-	2027	13
Smith NC 211 Tract	292	-	2027	12
Berkley Bay (Modification)	294	-	2027	12
Pelican Cove (f.k.a. EV 211)	304	-	2027	12
Pinewood Cannon Tract 1	284	-	2027	12
Saltgrass Landing	259	-	2027	11
Indigo/Waterways	1,100	-	2033	11
Danford Tract	266	-	2027	10
Bell Swamp Connection Tract	229	-	2027	10
Bella Point Expansion	336	203	2025	10
Southport Meadows	248	-	2027	10
Bell Meadows (fka. Sunset Estates)	231	55	2025	10
Evolve Southport Apartments	240	-	2027	9
St. James Village	420	-	2027	8
Gilbert Road / Benton Road Tract	211	-	2027	8
Beachwalk	202	-	2024	8
Groves at Olde Georgetown (Modification)	250	-	2027	7
River Tide Farms	155	10	2025	6
Brecourt Manor	137	-	2027	6
Paramounte	103	103	2025	6
Campbell's Ridge	90	85	2025	5
Meridian Forest (Revision)	84	84	2025	5
Hall Tract	136	-	2027	5
Country Walk (Revised)	92	69	2025	4
Brunswick Landing (fka. Hanks Tract)	93	-	2027	4
Oak Harbor Village (fka. The Landings at Oak Harbor)	130	-	2027	4
Grande Palms (fka. The Reserve at Sunset Harbor)	97	97	2025	4
Autumn Trail	74	-	2027	3
Stone Chimney Tract	190	-	2027	3
Groves at Southport (formerly Sachi)	65	54	2025	3
Erma Norris Tract	117	-	2027	3
Clemmons Tract	70	-	2027	3
Ocean Pointe (fka. Smith/Ward Tract)	83	25	2025	3
Admiral's Cove	207	-	2027	2
Southport Cottages	161	-	2027	1
Broadwater Landing	27	-	2027	1
Avalon Crossing	20	20	2025	1
The Homeplace of Southport	53	38	2025	1
Leaning Pine	38	-	2027	1
Pinewood Cannon Phase 1 Section B	19	-	2027	1
Harper Acres	15	-	2027	0
<b>Total</b>	<b>19,029</b>	<b>1,207</b>	<b>-</b>	<b>1,111</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# West Brunswick High Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: West Brunswick High



Data Source: Demographic Analytics Advisors; Brunswick County School District

## Development Impact: West Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Ashton Farms	2,950	-	2028	144
Timber Farms (Revision)	2,500	-	2028	41
King Tract	1,800	-	2029	39
Rye Pint Townhomes	176	-	2027	36
FMJ Tract	605	-	2027	31
Mossy Hill Townhomes	592	-	2027	29
Ocean Isle Palms (Revision)	3,080	7	2025	28
Hwy 17 Mixed Use	520	-	2027	25
Holden Oaks	220	-	2027	22
Sterling Oaks Expansion (f.k.a. Supsura)	338	-	2027	17
Stone Farm (Now In Calabash)	2,159	-	2027	17
Hickman Branch Townhomes	316	-	2027	15
McMullan Tract	550	-	2027	15
Russ Tract	292	-	2027	14
Marsh Walk	541	-	2027	14
Cresswind (Expansion)	427	-	2027	12
Ocean Isle Mixed Use	424	-	2027	12
Wildwood Village	244	-	2027	12
Turnpike Road Tract	402	-	2027	11
Bluewater	432	48	2025	10
Coastal Club of the Carolinas (Formerly Farmstead)	774	27	2025	10
Smith Ave Tract	360	-	2027	10
Sunfish Cove (fka Sunrise Cove)	174	112	2025	9
Anderson Tract (Revision)	336	12	2025	8
Norris Farm	304	-	2027	8
Pea Landing Tract	150	-	2027	7
Holden Beach Landing (Revision)	295	-	2027	7
Fox Hollow	166	-	2027	7
Landing at Stone Chimney (fka. Doe Creek on Stone Chimney)	121	121	2025	6
Inland Reserve	625	-	2027	6
Forest View Townhomes	107	-	2027	5
Fox Run	223	-	2027	5
Highland Forest P5	92	-	2027	5
Summer's Walk (Crews Tract)	145	-	2027	5
Creekside Landing	154	-	2027	5
The Tides	649	-	2025	5
Cameron Woods (Revision)	471	209	2025	4
Ruffins River Landing (Expansion)	100	79	2025	4
Hewett Landing (f.k.a. James Hewett Tract)	250	-	2027	4
Saucepan Creek	296	-	2027	4
Hunter's Bay	320	-	2027	4
Arnold St	72	-	2027	4
Coastal Walk Multi-Fam	80	-	2027	4
Cedar Crossing (Expansion)	129	-	2027	3
Calabash Station	251	159	2025	3
Stone Chimney Tract	190	-	2027	3

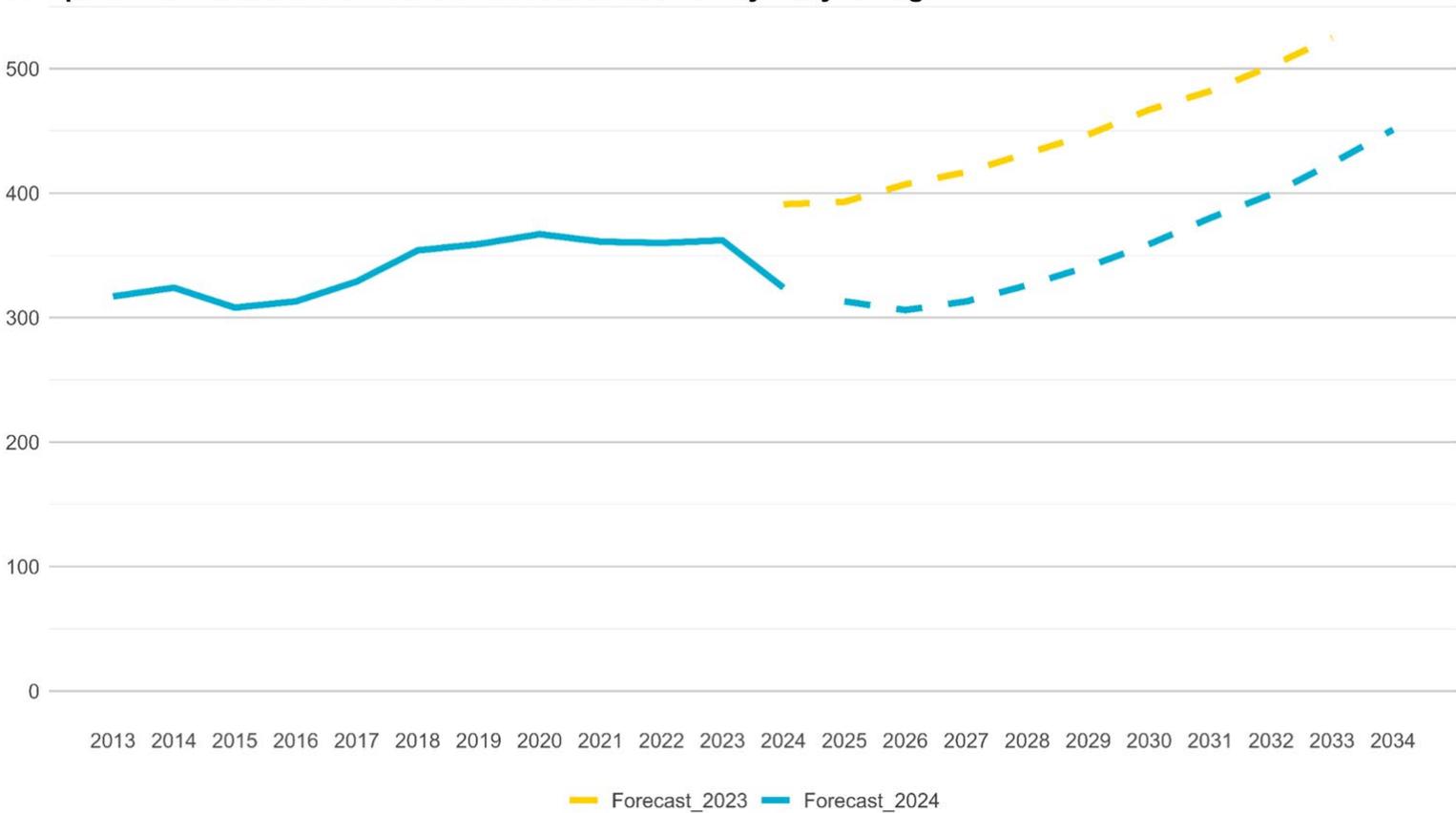
## Development Impact: West Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
The Preserve at White Rock Lake (Modification)	99	-	2027	3
Erma Norris Tract	117	-	2027	3
Hickman Farms	216	-	2027	3
Osprey Isle	345	-	2027	3
Courtyards by Carrell	66	5	2025	3
Hardee Tract (Revision)	200	116	2025	3
Copas Rd	72	-	2027	3
1295 Village Pt-RCD	84	-	2027	3
McLamb Farm	319	-	2027	2
Village Green (Expansion)	138	50	2025	2
Allston Park	132	28	2025	2
Price Tract	186	-	2027	2
Hawthorne at Ocean Isle Beach	198	-	2027	2
Chatham Glenn (Revision)	158	158	2025	2
Highland Forest P4	30	-	2027	2
Heartsease Calabash	158	-	2026	2
Calabash Palms	69	24	2025	1
Hickmans Crossing (Revision)	68	52	2025	1
Seaside Palms (fka. Grissetown Tract)	104	44	2025	1
Calabash Meadows	60	-	2027	1
Enclave at Cameron Woods (Expansion)	124	-	2027	1
Fairway Acres	50	-	2027	1
Heartsease at Ocean Isle (formerly Sunset Commons)	136	-	2027	1
Trest Tract	182	-	2027	1
Glendale Arbor	173	42	2025	1
Silver Oaks (fka. Whispering Pines)	42	41	2025	1
Gore Tract	91	-	2027	1
Planters Green	60	60	2025	1
Bricklanding PD Revision	39	16	2025	1
Sharrons Creek Crossing	49	-	2027	1
Bland Track	55	-	2028	1
Hunter's Trace	70	-	2027	1
The Beach at Bricklanding (Expansion)	6	-	2027	0
Long Farm	49	-	2027	0
Salty Peanut Villas	14	-	2027	0
Lynn Reserve	31	-	2027	0
Osprey Point	5	-	2027	0
The Orchards	12	-	2027	0
<b>Total</b>	<b>29,409</b>	<b>1,410</b>	<b>-</b>	<b>745</b>

Data from: Demographic Analytics Advisors; Brunswick County and municipalities;

# Brunswick County Early College Current vs Last Year Forecast

Comparison of 2023 and 2024 Forecasts: Brunswick County Early College



Data Source: Demographic Analytics Advisors; Brunswick County School District

# The COAST Current vs Last Year Forecast

