

Brunswick County Schools

Demographic Study

School Year 2025-26

Chris Dick

Demographic Analytics Advisors

March 24, 2026

Dr. Nathan Dollar

*Carolina Demography at the UNC
Population Center*



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POPULATION CENTER

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DEMOGRAPHY



Demographic
Analytics Advisors

Outline

1. Background and Goals
2. What we took into consideration
3. Current OSBM Forecasts
4. Developments and Implied Growth
5. Market Share and Migration Changes
6. Forecasts and Utilization
7. Comparisons to the 2023-24 and 2024-25 forecasts

Background and Goals

Goals of this process

1. Develop reasonable enrollment forecasts that take into account:
 - a. Development
 - b. Potential Charter and Private school expansions
 - c. Historical Enrollment Patterns
 - d. Changes in Migration Patterns

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

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

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

North Carolina or Brunswick County Specific:

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

Current Population Forecasts

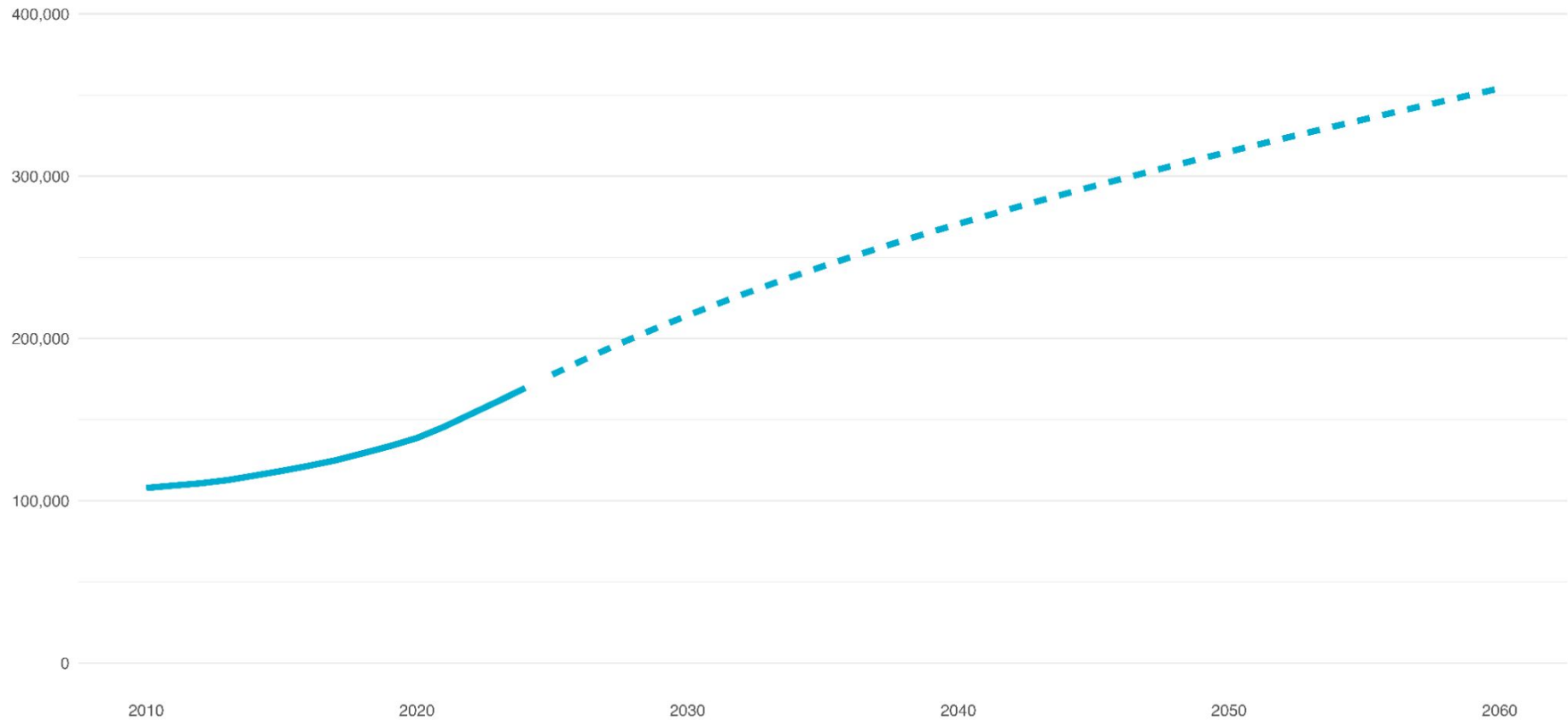
6th*

As of the 2025 Census Bureau data, Brunswick County is the 6th fastest growing county in the United States (measured from July 2024 through July 2025). From April 2020 through July 2025 Brunswick is the 9th fastest growing (at nearly 28% growth).

*Ranked against all counties over 10,000 population.

Brunswick County Estimates and Forecast

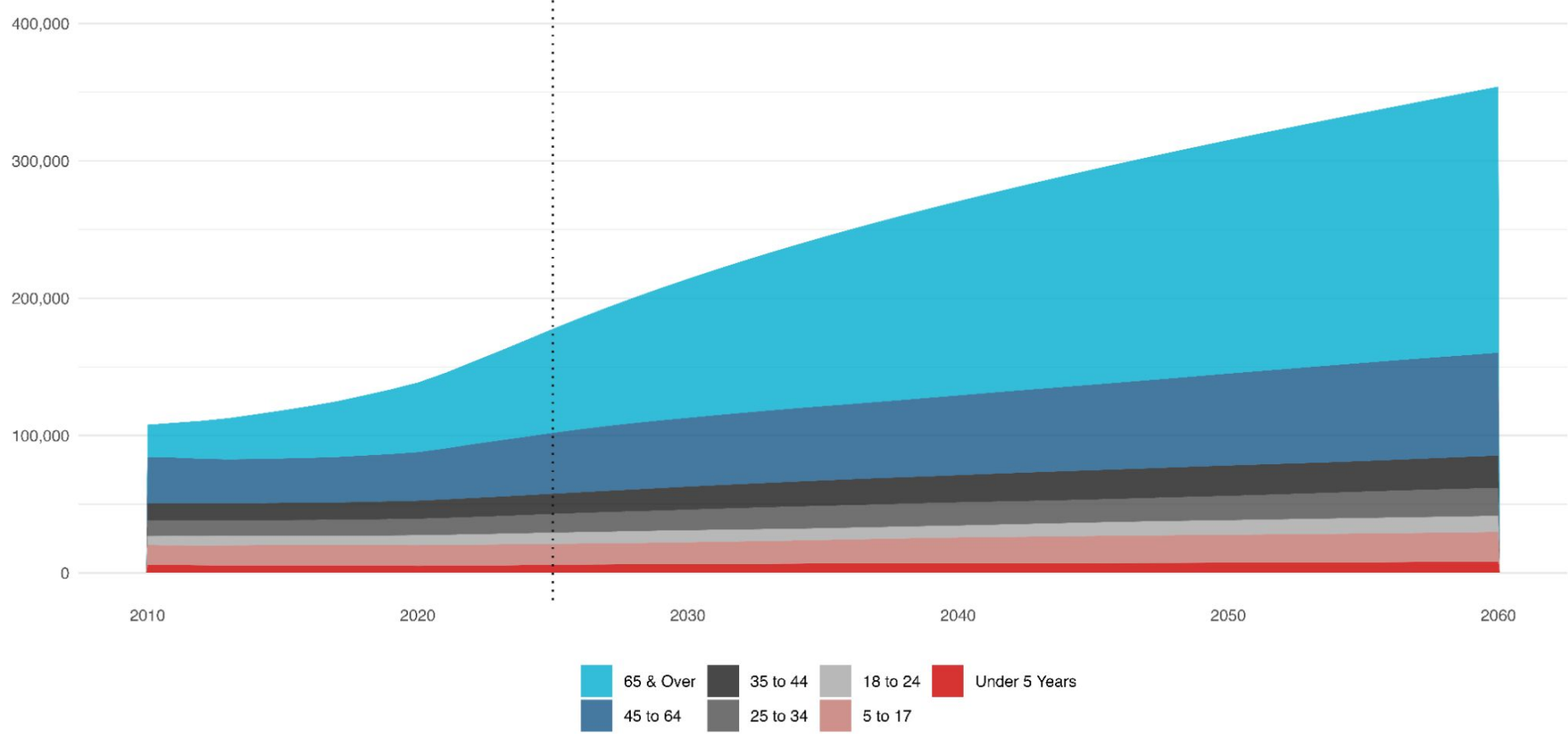
2000 to 2060



Source: OSBM Population Projections, 2026

Brunswick County Estimates and Forecast: Population by Age

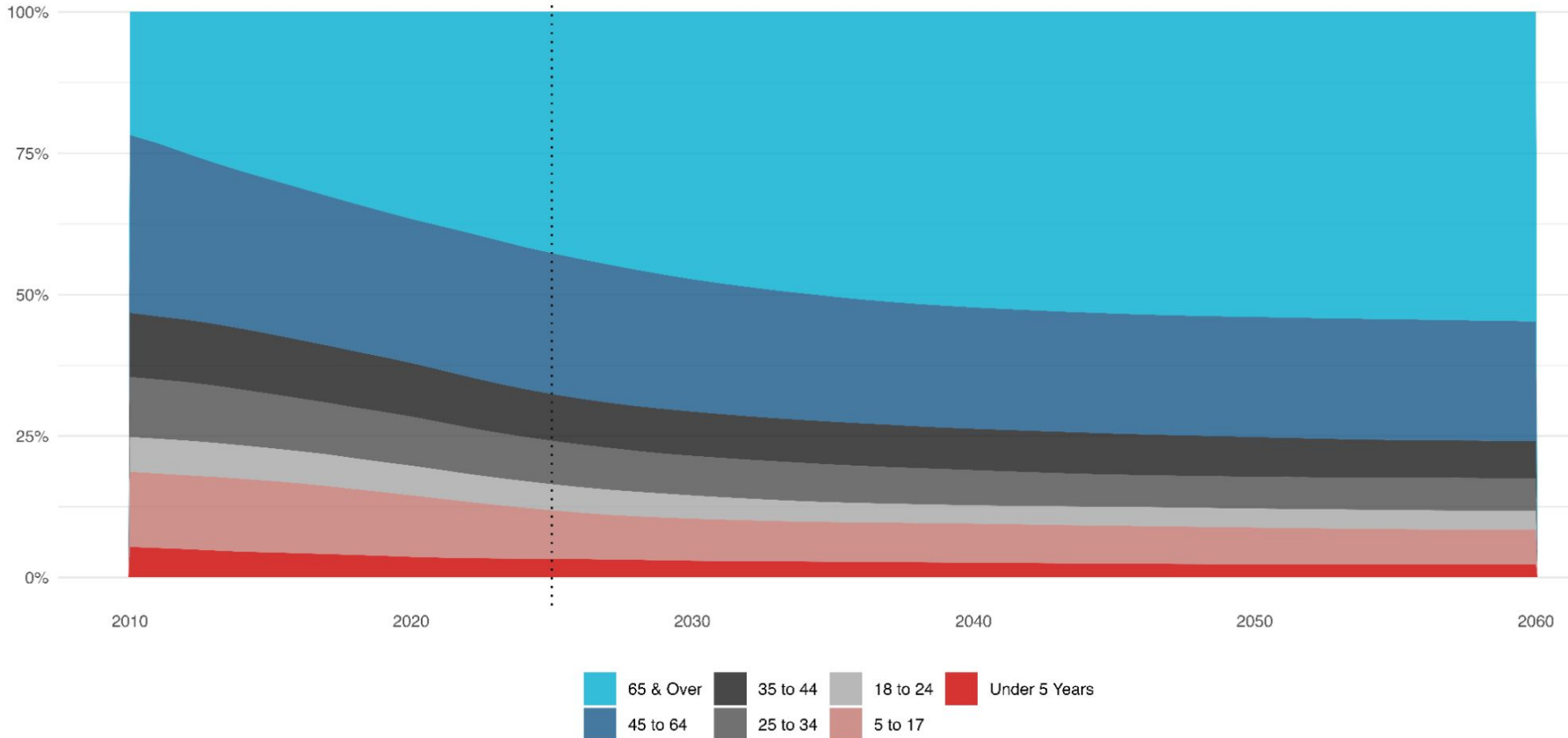
2000 to 2060



Source: OSBM Population Projections, 2026

Brunswick County Estimates and Forecast: Population Percent by Age

2000 to 2060

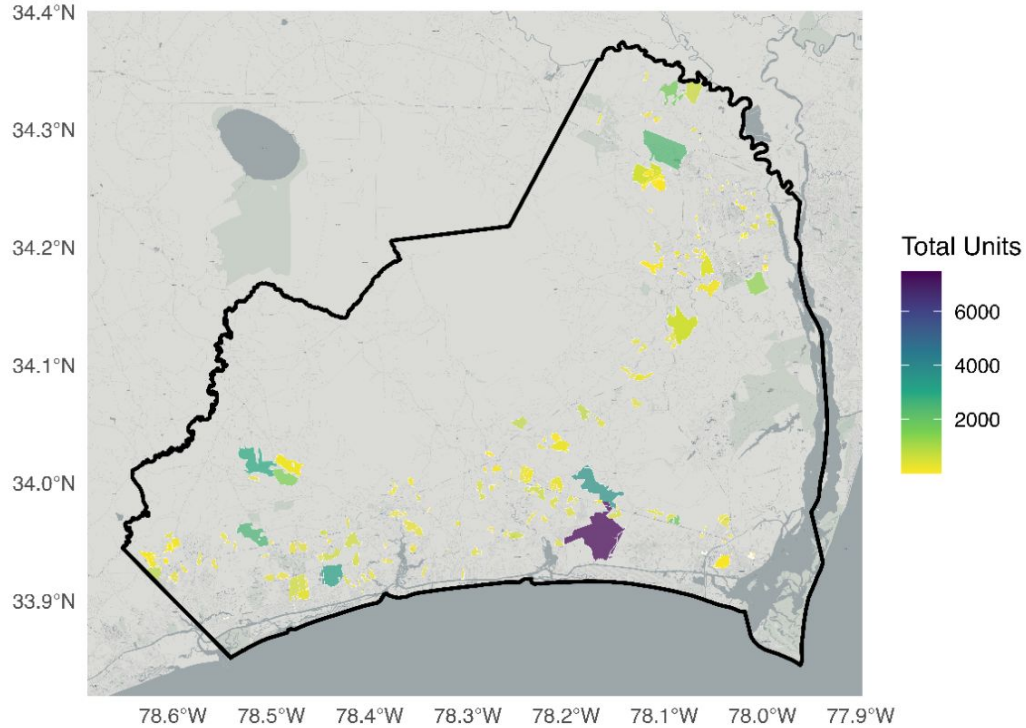


Source: OSBM Population Projections, 2026

Developments

Brunswick County Developments: March 2026

Active Residential Developments



Data Source: Brunswick County and Municipal GIS and Planning Departments

Development Survey – Example: Timber Farms

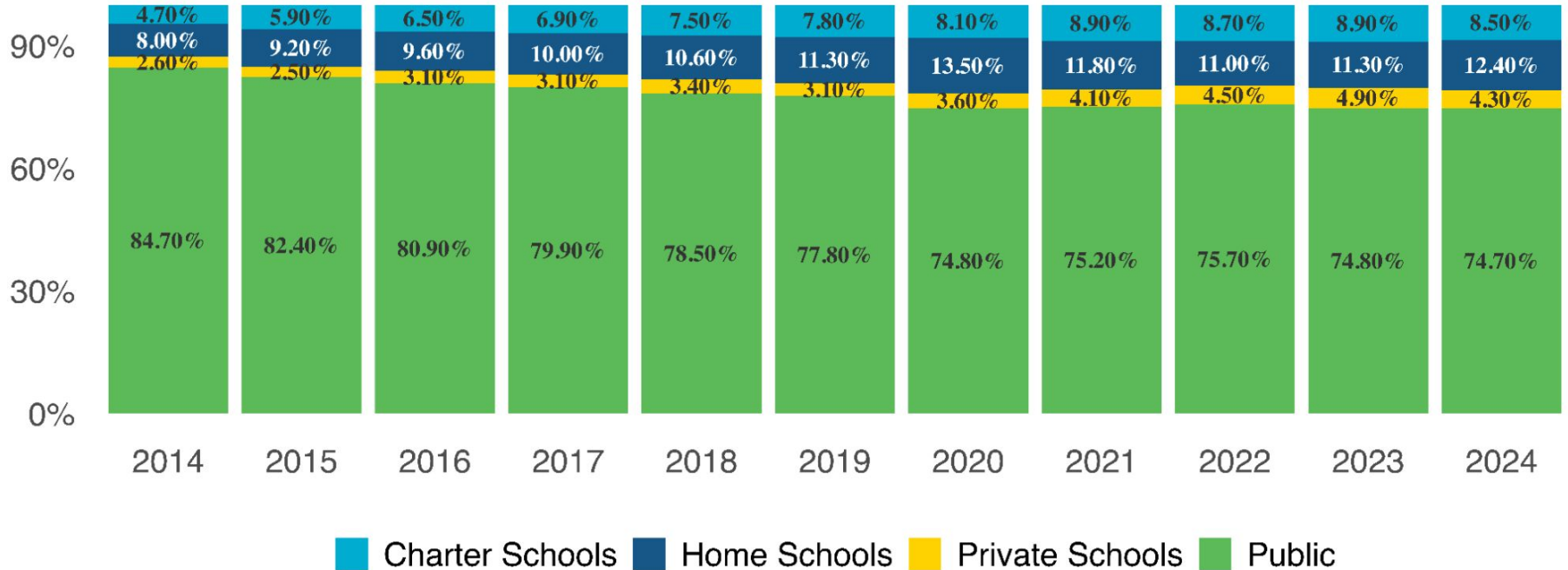


Development Survey – Example: Solserra



Migration and Market Share

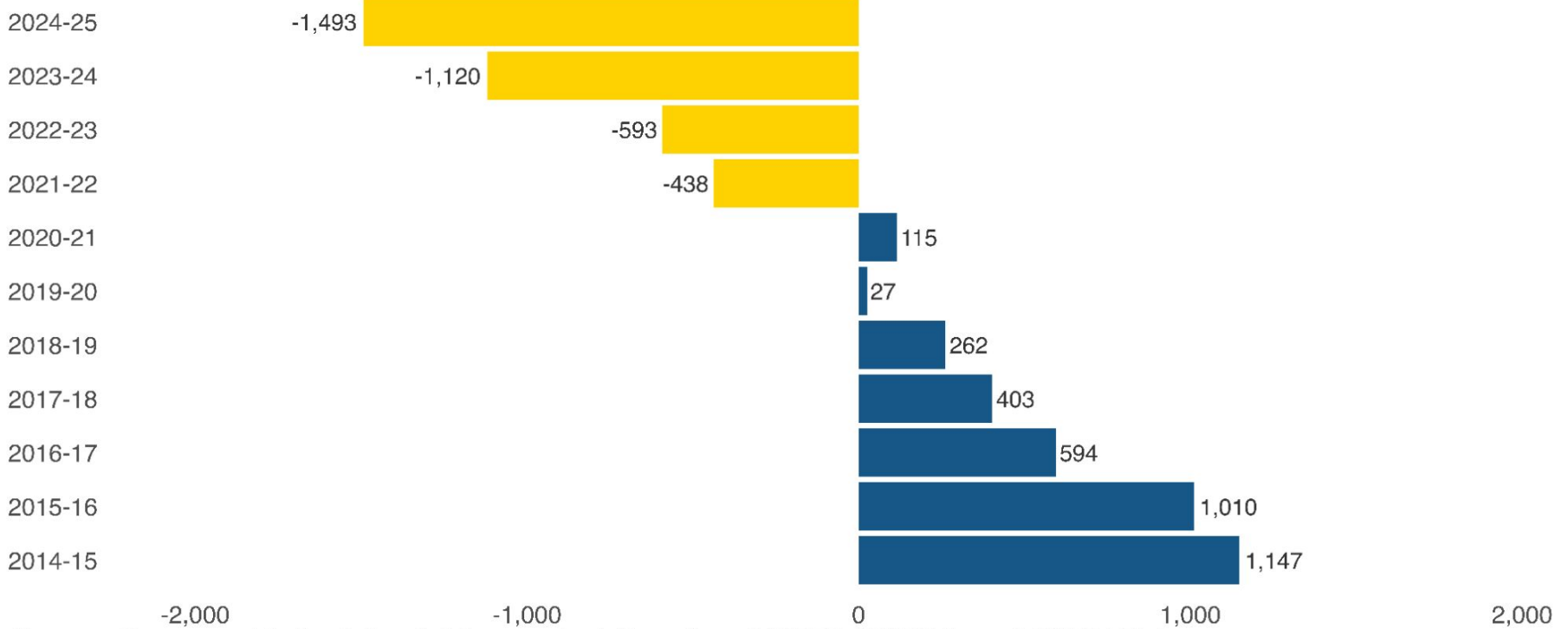
Market share by School Type: 2014-15 through 2024-25



Source: Demographic Analytics Advisors calculations from NCDPI and NCDOA Data

Difference between Enrolled Students (All Types) and Population Estimates: 2014-15 to 2024-25

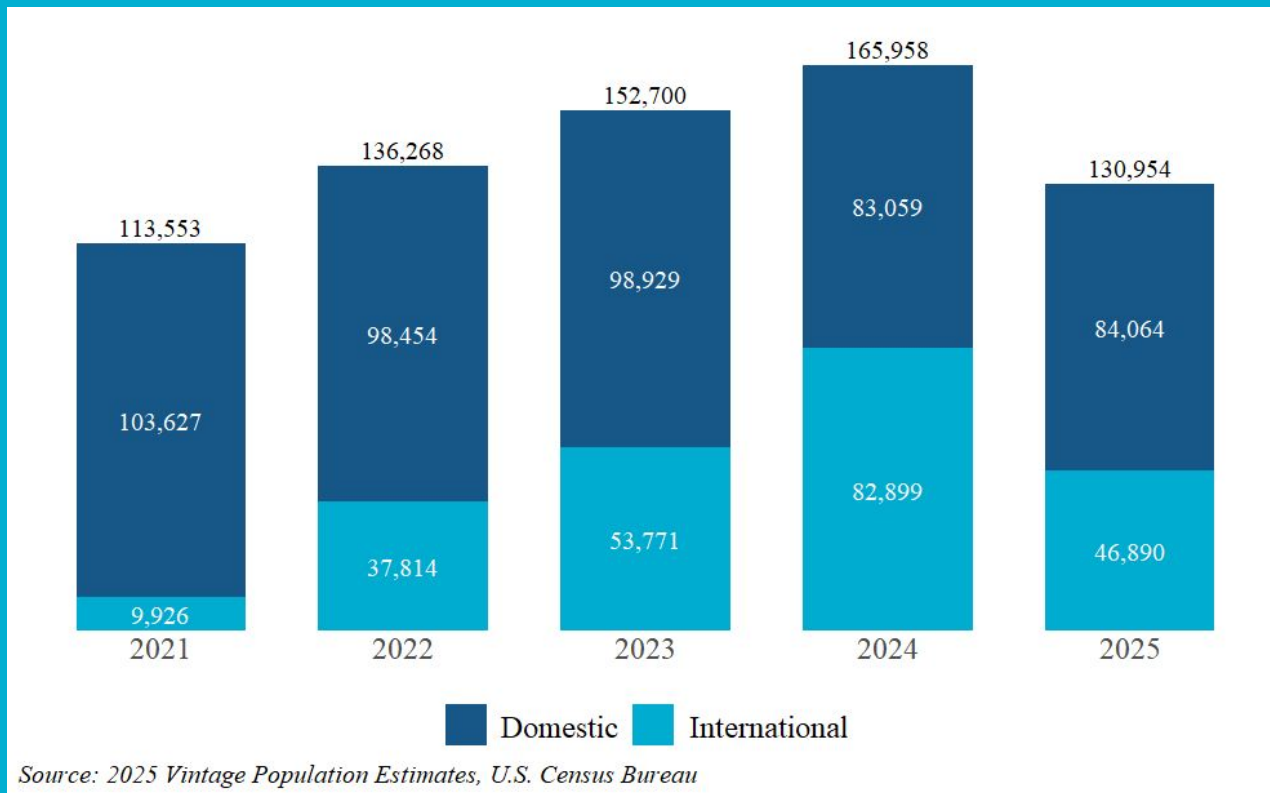
Positive = more estimated population than enrolled students / Negative = more enrolled students than estimated population



Source: Demographic Analytics Advisors calculations from NCDPI, NCDOA, and OSBM Data

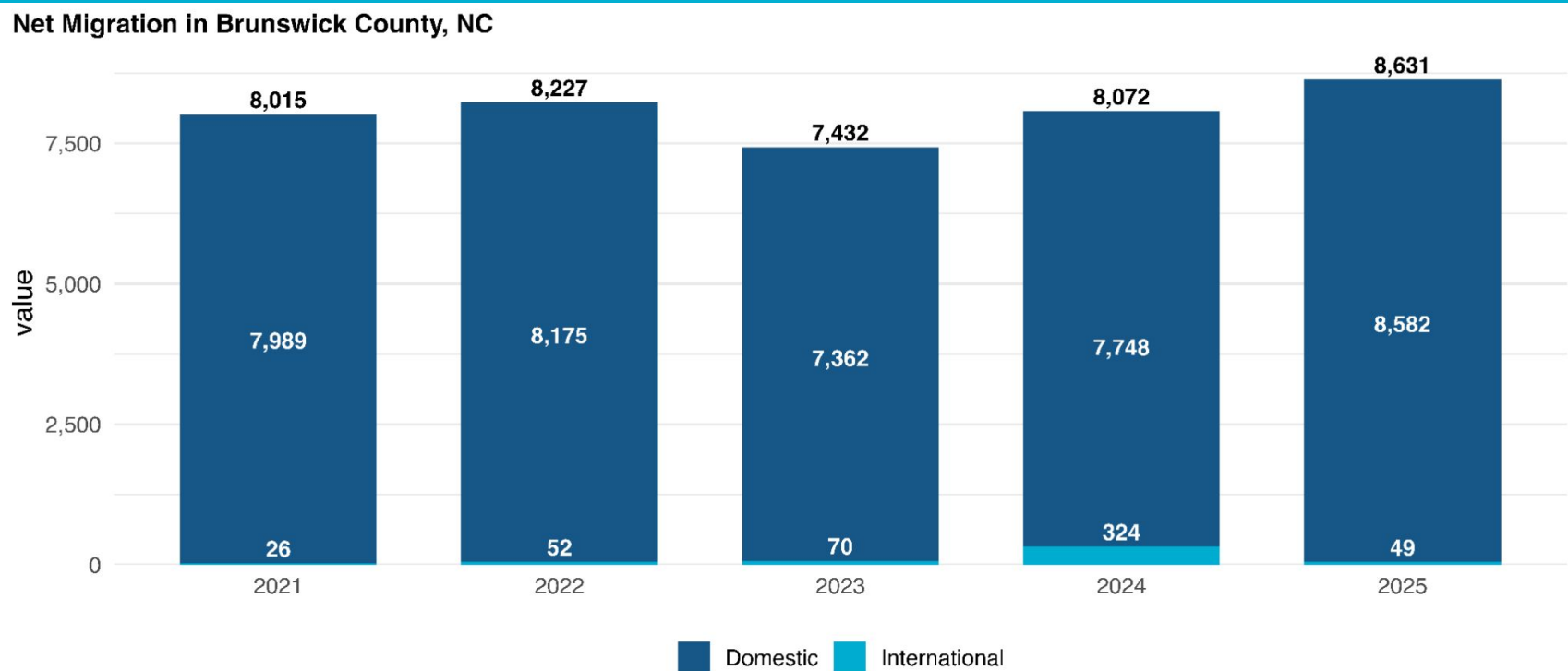
Net Migration: North Carolina

County-level net migration available on 3/26



Net Migration: Brunswick County, North Carolina

Domestic Migration Continues to Increase, Even as Elsewhere Slows

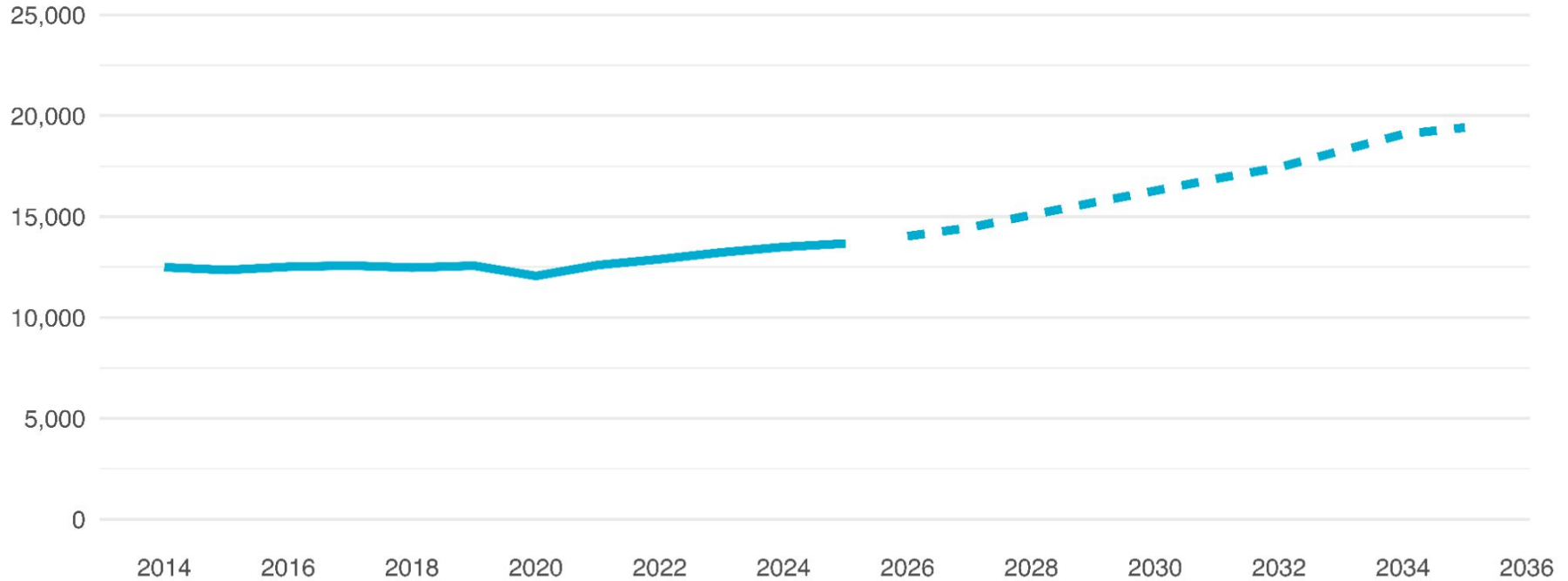


Source: 2025 Vintage Population Estimates, U.S. Census Bureau

Enrollment

Brunswick County School District: K12 Enrollment Forecast

School Years 2014-15 through 2035-36



Data from: Demographic Analytics Advisors; Brunswick County School District

ADM Changes, 2016-17 Through 2035-36 by School, Selected Years

School	2016	2021	2025	2026	2027	2029	2031	2035	% CHANGE 27-28 vs 25-26
Town Creek Middle	0	388	421	435	494	560	647	833	17.34%
Leland Middle	772	783	793	837	899	971	1,016	1,149	13.37%
Shalotte Middle	625	672	605	648	656	700	720	814	8.43%
North Brunswick High	1,111	1,324	1,612	1,649	1,747	1,867	1,960	2,174	8.37%
Union Elementary	594	538	676	699	728	748	800	874	7.69%
Belville Elementary	787	703	862	903	925	959	1,001	1,120	7.31%
Waccamaw	323	269	265	279	284	308	341	413	7.17%
Cedar Grove Middle	493	461	576	593	610	647	737	908	5.90%
Supply Elementary	622	504	601	632	636	685	729	847	5.82%
Virginia Williamson Elem	534	496	627	639	663	735	816	946	5.74%
Town Creek Elementary	551	764	862	890	904	989	1,139	1,354	4.87%
Jessie Mae Monroe Elementary	468	389	385	403	402	430	468	556	4.42%
Lincoln Elementary	609	648	748	761	780	840	945	1,049	4.28%
South Brunswick High	1,138	1,096	1,120	1,149	1,165	1,330	1,424	1,724	4.02%
Bolivia Elementary	451	448	511	539	531	570	617	719	3.91%
Waccamaw Middle	196	175	131	126	136	150	171	204	3.82%
West Brunswick High	1,403	1,434	1,452	1,452	1,492	1,732	1,781	1,990	2.75%
Southport Elementary	593	435	391	401	397	413	453	495	1.53%
South Brunswick Middle	735	635	572	537	543	601	643	718	-5.07%
Total	12,512	12,600	13,669	14,032	14,453	15,694	16,887	19,413	5.74%

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

Enrollment Versus Capacity

Actual and Projected

Percent of Capacity by Level: 2024-25 through 2035-36

Level	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Elementary Schools	94.2%	94.5%	96.0%	97.6%	100.8%	104.2%	108.3%	114.0%	118.8%	123.8%	128.5%	130.2%
Waccamaw	66.0%	63.5%	64.9%	67.3%	69.7%	73.4%	77.1%	82.1%	85.7%	90.9%	96.6%	98.9%
Middle Schools	67.0%	67.9%	69.8%	73.3%	76.4%	79.6%	83.6%	86.1%	88.8%	93.7%	98.3%	101.2%
High Schools	84.4%	84.3%	85.5%	88.4%	93.5%	97.9%	100.4%	102.5%	104.7%	109.7%	115.0%	116.5%

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

ADM Changes, 2024-25 Through 2035-36 by School, Colored by Year-Over-Year % Change

School	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Belville Elementary	811	862	903	925	934	959	966	1,001	1,030	1,068	1,107	1,120
Bolivia Elementary	507	511	539	531	553	570	585	617	638	669	693	719
Jessie Mae Monroe Elementary	383	385	403	402	413	430	448	468	497	525	551	556
Lincoln Elementary	736	748	761	780	815	840	887	945	989	1,013	1,038	1,049
Southport Elementary	411	391	401	397	409	413	429	453	467	478	490	495
Supply Elementary	569	601	632	636	656	685	707	729	770	804	836	847
Town Creek Elementary	832	862	890	904	948	989	1,054	1,139	1,206	1,289	1,343	1,354
Union Elementary	662	676	699	728	723	748	769	800	821	839	863	874
Virginia Williamson Elem	603	627	639	663	712	735	775	816	845	882	936	946
Waccamaw	412	396	405	420	435	458	481	512	535	567	603	617
Cedar Grove Middle	507	576	593	610	612	647	705	737	760	829	882	908
Leland Middle	809	793	837	899	959	971	997	1,016	1,042	1,067	1,110	1,149
Shalotte Middle	628	605	648	656	681	700	716	720	748	763	784	814
South Brunswick Middle	585	572	537	543	570	601	625	643	649	676	709	718
Town Creek Middle	397	421	435	494	514	560	608	647	680	757	809	833
North Brunswick High	1,611	1,612	1,649	1,747	1,777	1,867	1,935	1,960	2,031	2,095	2,130	2,174
South Brunswick High	1,147	1,120	1,149	1,165	1,243	1,330	1,353	1,424	1,474	1,615	1,697	1,724
West Brunswick High	1,462	1,452	1,452	1,492	1,666	1,732	1,778	1,781	1,767	1,822	1,976	1,990
Total	13,497	13,669	14,032	14,453	15,082	15,694	16,282	16,887	17,440	18,266	19,084	19,413

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;

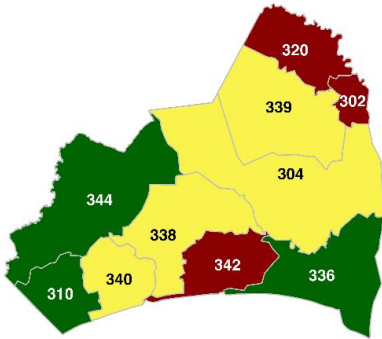
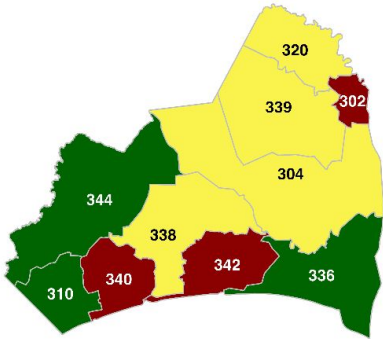
Percent of Capacity by School: 2024-25 through 2035-36												
School Name	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Belville Elementary	112.0%	119.1%	124.7%	127.8%	129.0%	132.5%	133.4%	138.3%	142.3%	147.5%	152.9%	154.7%
Bolivia Elementary	94.1%	94.8%	100.0%	98.5%	102.6%	105.8%	108.5%	114.5%	118.4%	124.1%	128.6%	133.4%
Jessie Mae Monroe Elementary	74.7%	75.0%	78.6%	78.4%	80.5%	83.8%	87.3%	91.2%	96.9%	102.3%	107.4%	108.4%
Lincoln Elementary	97.1%	98.7%	100.4%	102.9%	107.5%	110.8%	117.0%	124.7%	130.5%	133.6%	136.9%	138.4%
Southport Elementary	67.0%	63.8%	65.4%	64.8%	66.7%	67.4%	70.0%	73.9%	76.2%	78.0%	79.9%	80.8%
Supply Elementary	81.8%	86.4%	90.8%	91.4%	94.3%	98.4%	101.6%	104.7%	110.6%	115.5%	120.1%	121.7%
Town Creek Elementary	102.1%	90.1%	93.0%	94.5%	99.1%	103.3%	110.1%	119.0%	126.0%	134.7%	140.3%	141.5%
Union Elementary	105.8%	108.0%	93.7%	97.6%	96.9%	100.3%	103.1%	107.2%	110.1%	112.5%	115.7%	117.2%
Virginia Williamson Elem	106.2%	110.4%	112.5%	116.7%	125.4%	129.4%	136.4%	143.7%	148.8%	155.3%	164.8%	166.5%
Waccamaw	66.0%	63.5%	64.9%	67.3%	69.7%	73.4%	77.1%	82.1%	85.7%	90.9%	96.6%	98.9%
Cedar Grove Middle	74.6%	84.7%	87.2%	89.7%	90.0%	95.1%	103.7%	108.4%	111.8%	121.9%	129.7%	133.5%
Leland Middle	66.5%	65.2%	68.8%	73.9%	78.9%	79.9%	82.0%	83.6%	85.7%	87.7%	91.3%	94.5%
Shallotte Middle	67.7%	65.2%	69.8%	70.7%	73.4%	75.4%	77.2%	77.6%	80.6%	82.2%	84.5%	87.7%
South Brunswick Middle	63.7%	62.3%	58.5%	59.2%	62.1%	65.5%	68.1%	70.0%	70.7%	73.6%	77.2%	78.2%
Town Creek Middle	63.4%	67.3%	69.5%	78.9%	82.1%	89.5%	97.1%	103.4%	108.6%	120.9%	129.2%	133.1%
North Brunswick High	85.4%	85.5%	87.4%	92.6%	94.2%	99.0%	102.6%	103.9%	107.7%	111.1%	112.9%	115.3%
South Brunswick High	87.8%	85.8%	88.0%	89.2%	95.2%	101.8%	103.6%	109.0%	112.9%	123.7%	129.9%	132.0%
West Brunswick High	80.6%	80.0%	80.0%	82.2%	91.8%	95.5%	98.0%	98.2%	97.4%	100.4%	108.9%	109.7%

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

Elementary School Enrollment as a % of Capacity

2025-26

2027-28

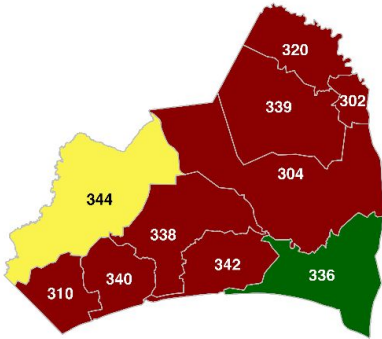
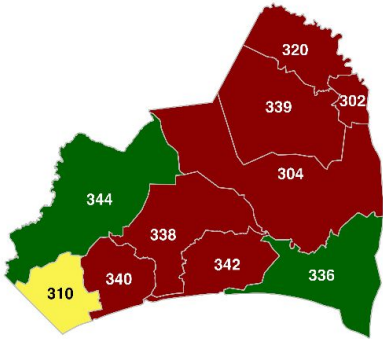


Percent Capacity

- 0%-85%
- 85%-100%
- >100%

2030-31

2035-36

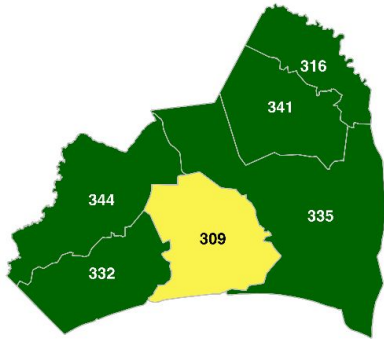
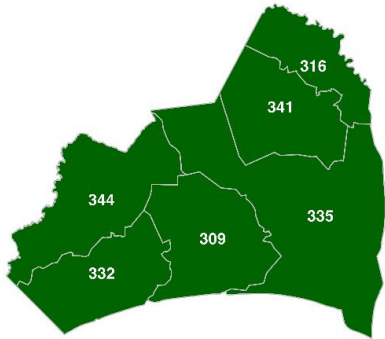


Source: Demographic Analytics Advisors

Middle School Enrollment as a % of Capacity

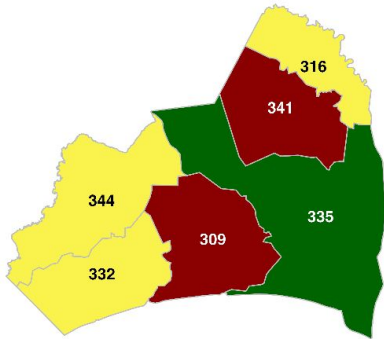
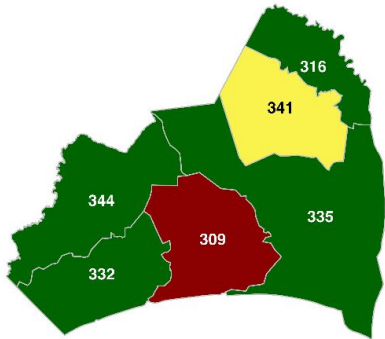
2025-26

2027-28



2030-31

2035-36



Percent Capacity

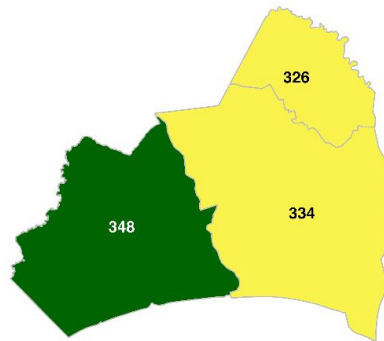
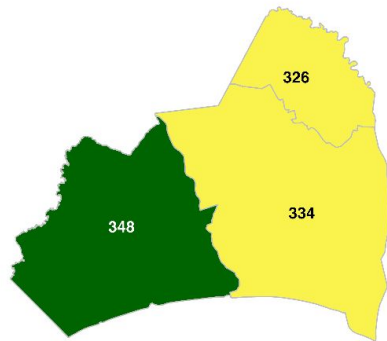
- 0%-85%
- 85%-100%
- >100%

Source: Demographic Analytics Advisors

High School Enrollment as a % of Capacity

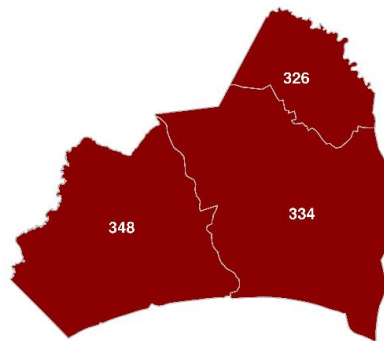
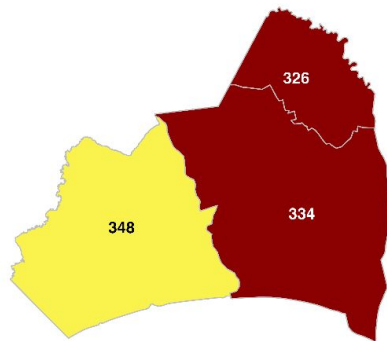
2025-26

2027-28



2030-31

2035-36



Percent Capacity

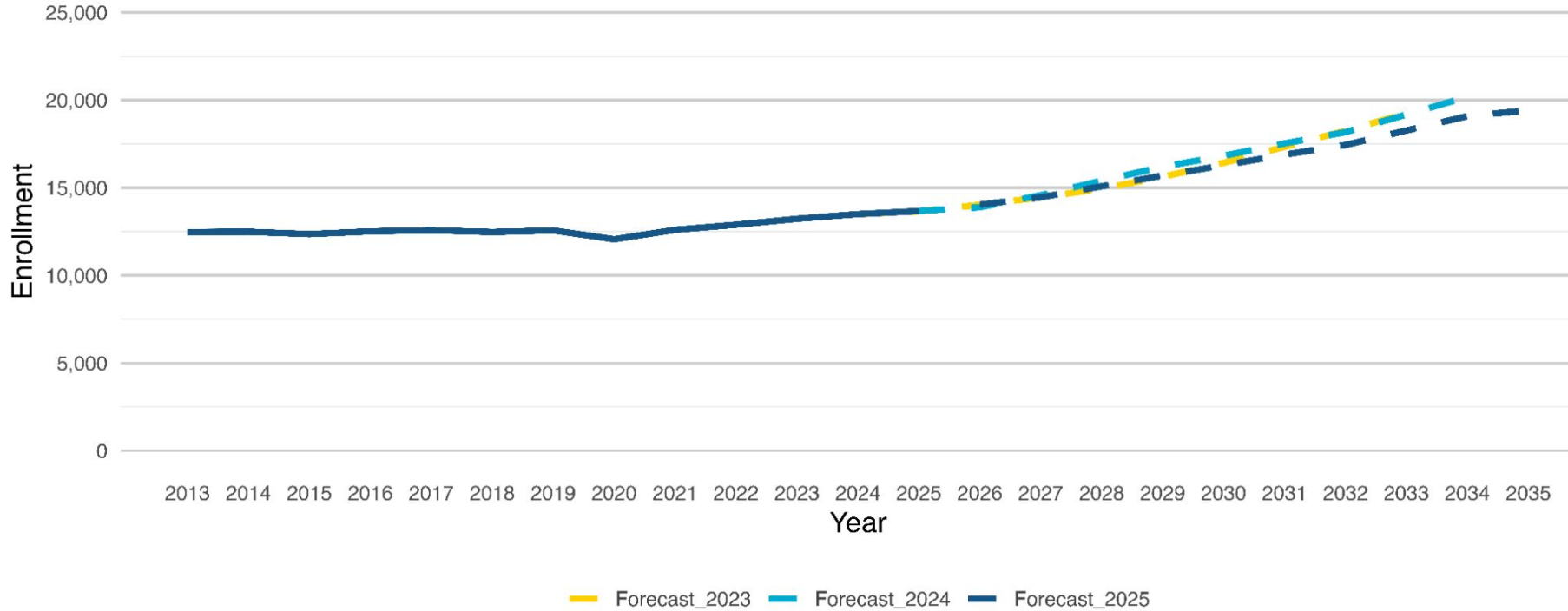
- 0%-85%
- 85%-100%
- >100%

Source: Demographic Analytics Advisors

Comparisons To Last Year's Forecast

Brunswick County School Enrollments - Actual and Forecast

Comparison of 2023, 2024, and 2025 Forecasts



Data Source: Demographic Analytics Advisors; Brunswick County School District

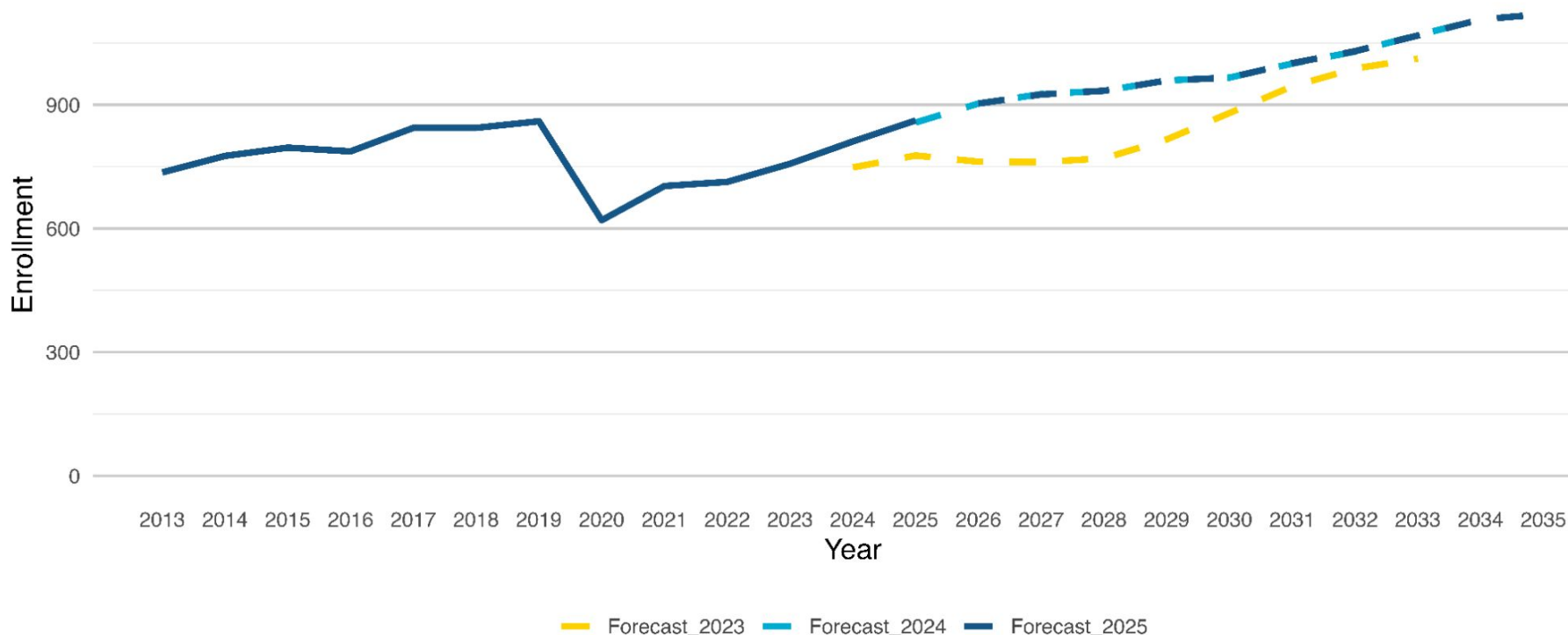
Comparison of 2025-26 Month 2 ADM with the Previous Year's Forecast

School	ADM(2025-26)	Forecast(2025-26)	diff(ADM-fcst)	%diff(ADM-fcst)
Belville Elementary	862	857	5	0.6%
Bolivia Elementary	511	536	-25	-4.9%
Jessie Mae Monroe Elementary	385	385	0	0.0%
Lincoln Elementary	748	776	-28	-3.7%
Southport Elementary	391	391	0	0.0%
Supply Elementary	601	596	5	0.8%
Town Creek Elementary	862	827	35	4.1%
Union Elementary	676	708	-32	-4.7%
Virginia Williamson Elem	627	609	18	2.9%
Waccamaw	396	397	-1	-0.3%
Cedar Grove Middle	576	544	32	5.6%
Leland Middle	793	836	-43	-5.4%
Shalotte Middle	605	628	-23	-3.8%
South Brunswick Middle	572	589	-17	-3.0%
Town Creek Middle	421	402	19	4.5%
North Brunswick High	1,612	1,670	-58	-3.6%
South Brunswick High	1,120	1,121	-1	-0.1%
West Brunswick High	1,452	1,400	52	3.6%
Total	13,669	13,676	-7	-0.1%

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

Belville Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Belville Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

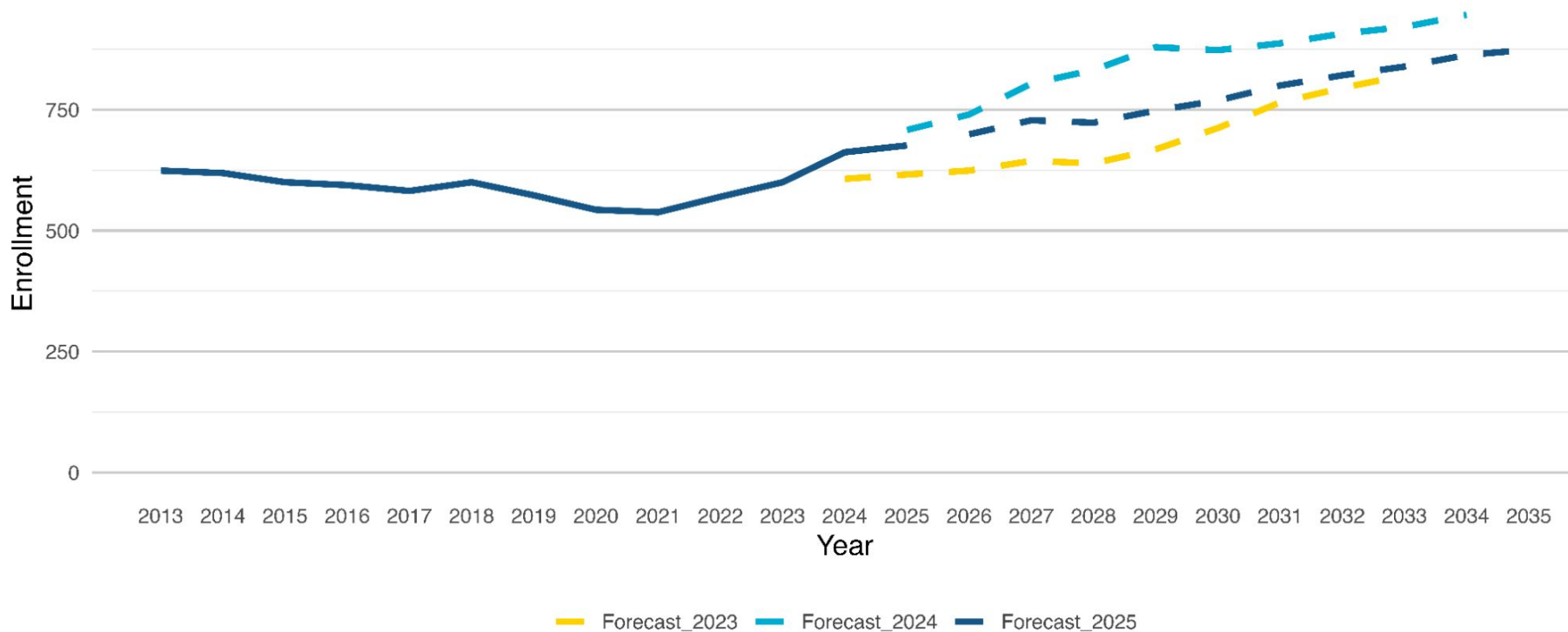
Development Impact: Belville Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Kyndall Cove	399	0	2028	25
Leland Apartments	390	0	2028	20
Belmont at Westgate	366	0	2028	18
Westgate Cottages	315	0	2028	15
Chappell Loop Single Family Residential	235	0	2028	11
Riverwalk Pointe	283	0	2028	10
Westgate 26 Acre Tract	122	0	2028	9
Village Road Duplexes and Triplexes	93	0	2028	6
Chappell Loop Townhomes	89	0	2028	4
Bellamy Place	78	0	2028	4
Tylers Cove Phase 4	107	0	2028	4
Pelican Landing	108	0	2028	4
Settler's Village	77	0	2028	3
Celtic Cove	41	0	2028	2
Hawkeswater	432	400	2026	1
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2026	0
Total	3,375	640	-	136

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

Union Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Union Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

Development Impact: Union Elem

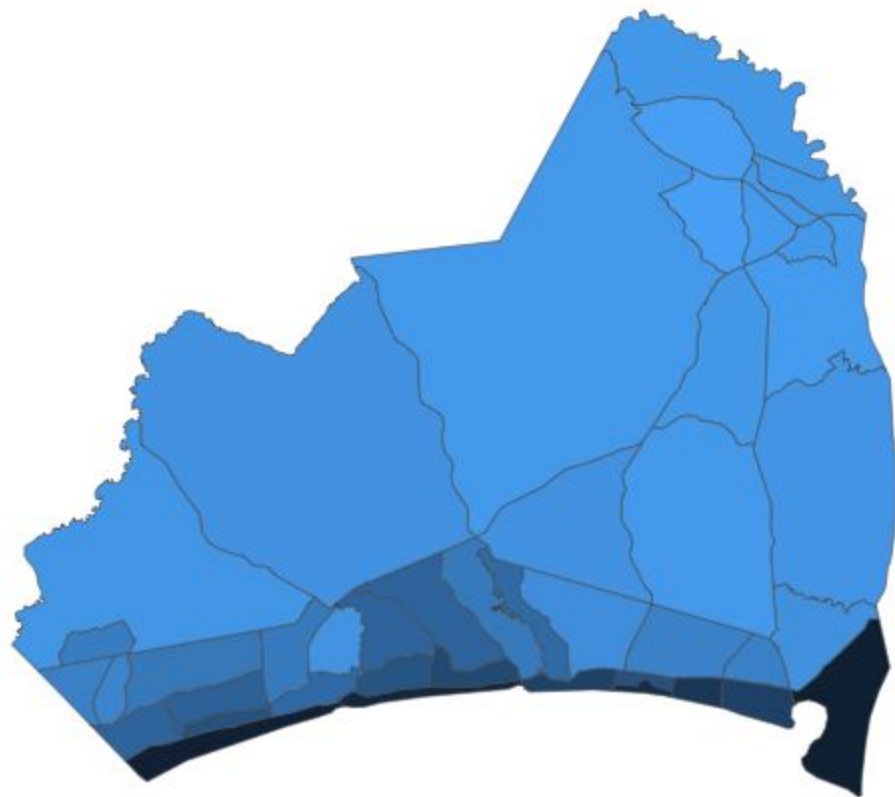
Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Hwy 17 Mixed Use	520	0	2028	26
McMullan Tract	550	0	2028	21
Brunswick Pines	550	0	2028	21
Cresswind	427	0	2028	16
Oasis at Ocean Isle (fka. Ocean Isle Mixed Use)	424	0	2028	16
Russ Tract	292	0	2028	15
Wildwood Village	244	0	2028	12
Ocean Isle Palms	3,290	17	2026	9
The Tides	649	0	2028	6
Inland Reserve	625	0	2028	6
Creekview Landing (fka. Saucepan Creek)	290	0	2028	5
Creekside Landing	154	0	2028	5
Summer's Walk (Crews Tract)	145	0	2028	5
Riverbank at Ocean Isle	115	0	2028	4
1295 Village Pt-RCD	84	0	2028	3
Bay Road Landing	75	0	2028	3
Courtyards by Carrell	66	12	2026	3
Cameron Woods	467	270	2026	2
Osprey Isle	345	84	2026	2
Hawthorne at Ocean Isle Beach	198	0	2028	2
Village Green	138	73	2026	2
Copas Rd	72	0	2028	2
Forest Run	72	0	2028	2
Glendale Arbor	173	90	2026	1
Remuda Run	155	0	2028	1
Heartsease at Ocean Isle (fka. Sunset Commons)	136	46	2026	1
Cameron Pines (fka. Enclave at Cameron Woods)	124	0	2028	1
Woodstork Landing (fka. Gore Tract)	91	30	2026	1
Beach Haven (fka. Fairway Acres)	50	0	2028	1
Rourk Woods Townhomes	20	0	2028	1
Chatham Glenn	158	158	2026	0
Greenside Manors at Bricklanding Plantation	39	26	2026	0
Hunter's Bay	320	0	2028	0
Beach at Bricklanding	6	0	2028	0
Lynn Reserve	31	0	2028	0
Greenwich	58	0	2028	0
Total	11,153	806	-	195

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

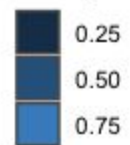
Questions

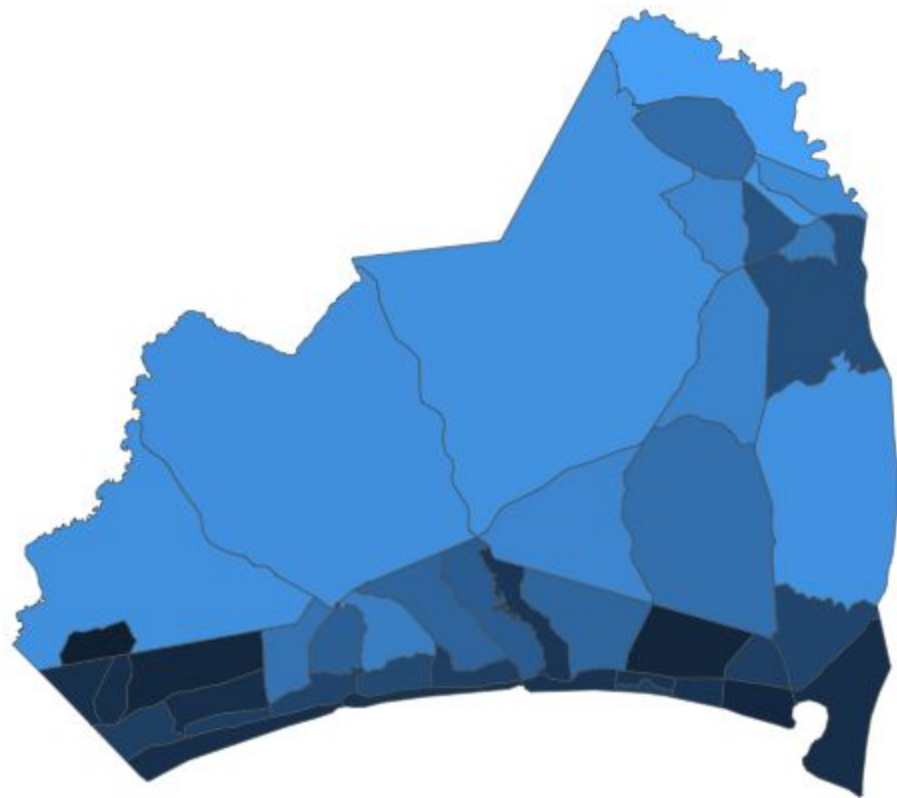
Thank you!

Appendix

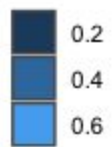


Occupancy Rate





Under 18 PPH



Assumptions and Methodology

Assumptions

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

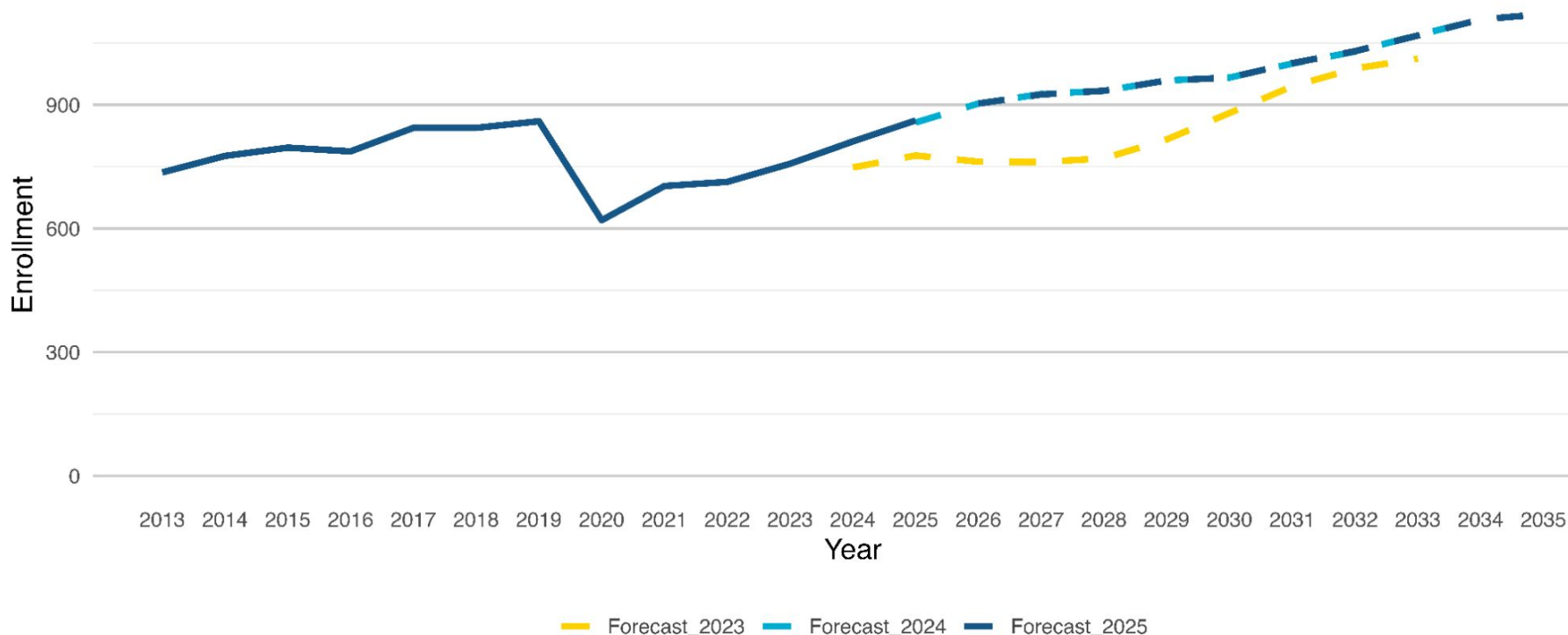
Methodology: Modified Grade Progression

- 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 or forecasting regimes and tested into a new mixed timeseries approach for both GPR and Birth to Kindergarten weighting..
- 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, 2024, and 2025 Forecasts: Belville Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

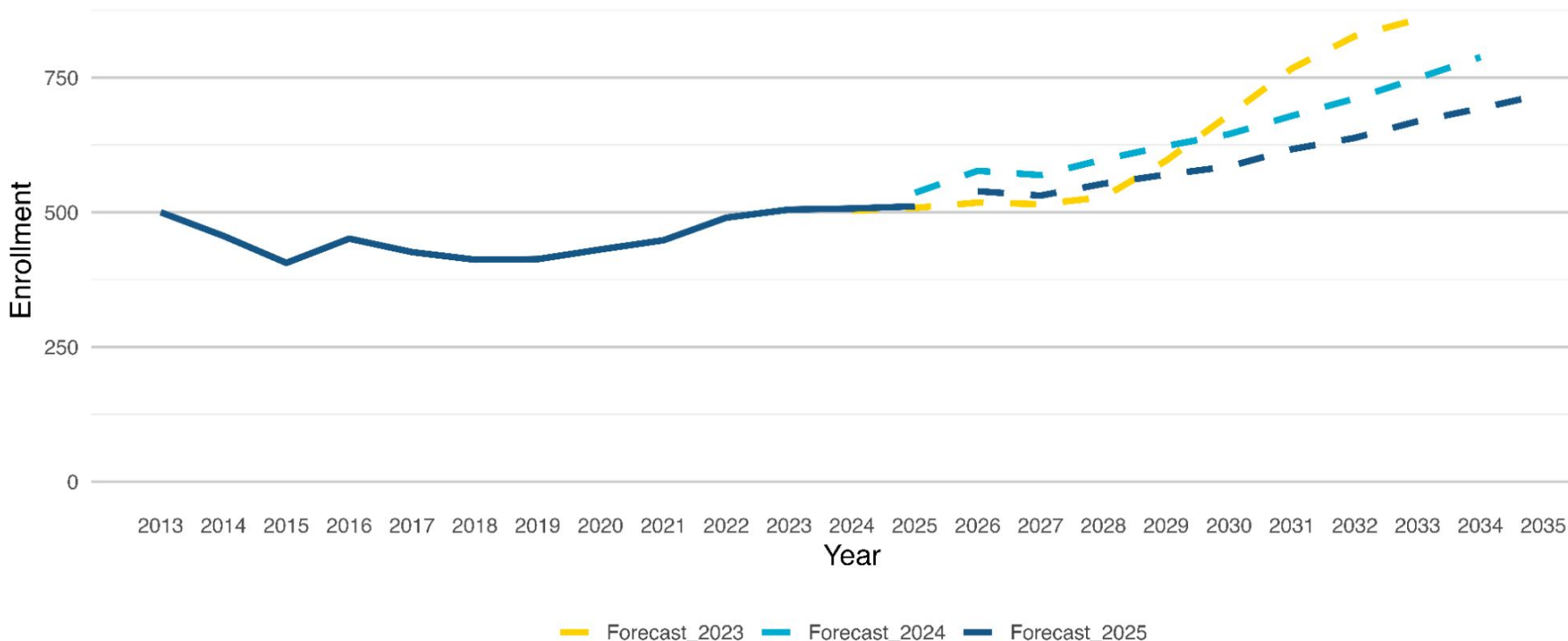
Development Impact: Belville Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Kyndall Cove	399	0	2028	25
Leland Apartments	390	0	2028	20
Belmont at Westgate	366	0	2028	18
Westgate Cottages	315	0	2028	15
Chappell Loop Single Family Residential	235	0	2028	11
Riverwalk Pointe	283	0	2028	10
Westgate 26 Acre Tract	122	0	2028	9
Village Road Duplexes and Triplexes	93	0	2028	6
Chappell Loop Townhomes	89	0	2028	4
Bellamy Place	78	0	2028	4
Tylers Cove Phase 4	107	0	2028	4
Pelican Landing	108	0	2028	4
Settler's Village	77	0	2028	3
Celtic Cove	41	0	2028	2
Hawkeswater	432	400	2026	1
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2026	0
Total	3,375	640	-	136

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

Bolivia Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Bolivia Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

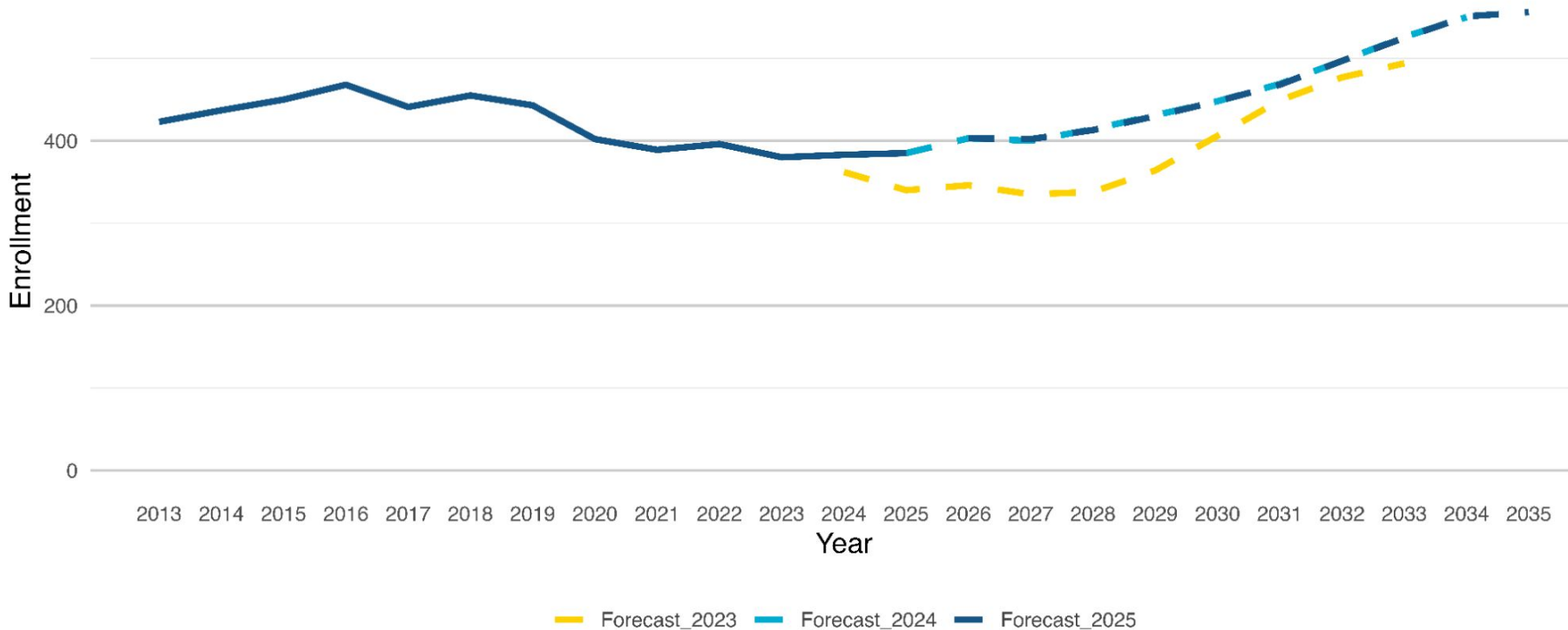
Development Impact: Bolivia Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Middle Creek Village	743	225	2026	27
Viridian Reserve (fka. Mill Creek Residential)	445	0	2028	20
Rice Creek	312	0	2028	18
Brunswick Landing	325	0	2028	17
Danford Tract	266	0	2028	12
Bell Creek (fka. Bell Swamp Connection Tract)	229	44	2026	11
Brunswick Forest Phase 4	294	0	2028	10
Saltgrass Landing	258	52	2026	10
Bell Meadows (fka. Sunset Estates)	231	82	2026	9
Willow Haven	151	0	2028	9
River Tide Farms	154	26	2026	6
Broadwater Landing	27	0	2028	1
Country Walk	92	92	2026	0
Total	3,527	521	-	150

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

Jessie Mae Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Jessie Mae Monroe Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

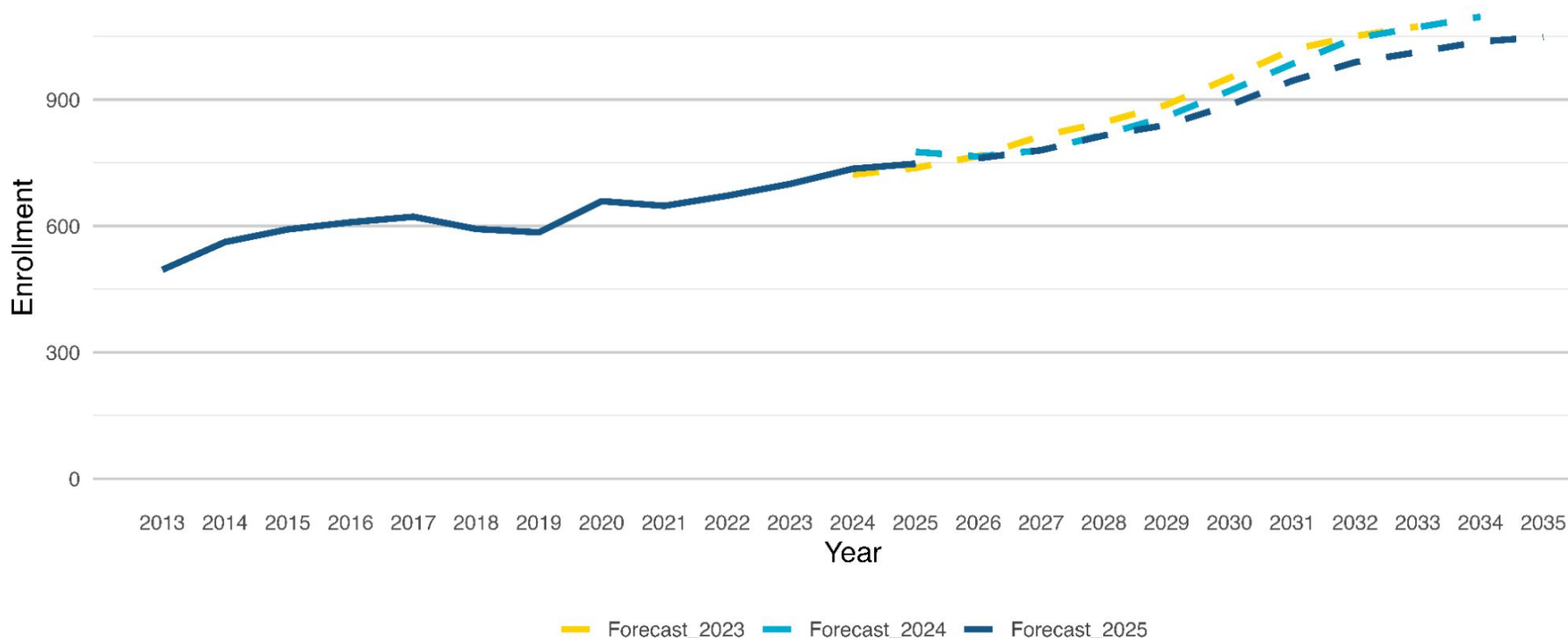
Development Impact: Jessie Mae Monroe Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Timber Farms	2,500	0	2030	42
Stone Farm (Now In Calabash)	2,159	0	2028	19
Coastal Club of the Carolinas (fka. Farmstead)	774	55	2026	9
Fox Hollow	166	0	2028	8
Pea Landing Tract	150	0	2028	7
McLamb Farm	631	0	2028	5
LaDane Gardens	525	0	2028	4
Calabash Pointe (fka. Hickman Farms)	216	0	2028	3
Price Tract	189	0	2028	3
Sailor's Haven	283	0	2028	2
Hickman Branch Townhomes	58	0	2028	2
Calabash Station	251	205	2026	1
Trest Tract	182	0	2028	1
Allston Park	132	80	2026	1
Bland Track	55	0	2028	1
Egret Landing (fka. Hardee Tract)	198	167	2026	0
Sunfish Cove (fka. Sunrise Cove)	171	170	2026	0
Seaside Palms (fka. Grissettown Tract)	104	86	2026	0
Calabash Palms	69	35	2026	0
Hickmans Crossing	66	65	2026	0
Calabash Meadows	60	60	2026	0
Silver Oaks (fka. Whispering Pines)	42	42	2026	0
Anderson Farms (fka. Anderson Tract)	34	64	2026	0
Mossy Hill Townhomes	20	0	2028	0
Norris Farm	14	0	2028	0
Rye Pint Townhomes	9	0	2028	0
Southshore Bay	50	5	2026	0
Total	9,108	1,034	-	108

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

Lincoln Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Lincoln Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

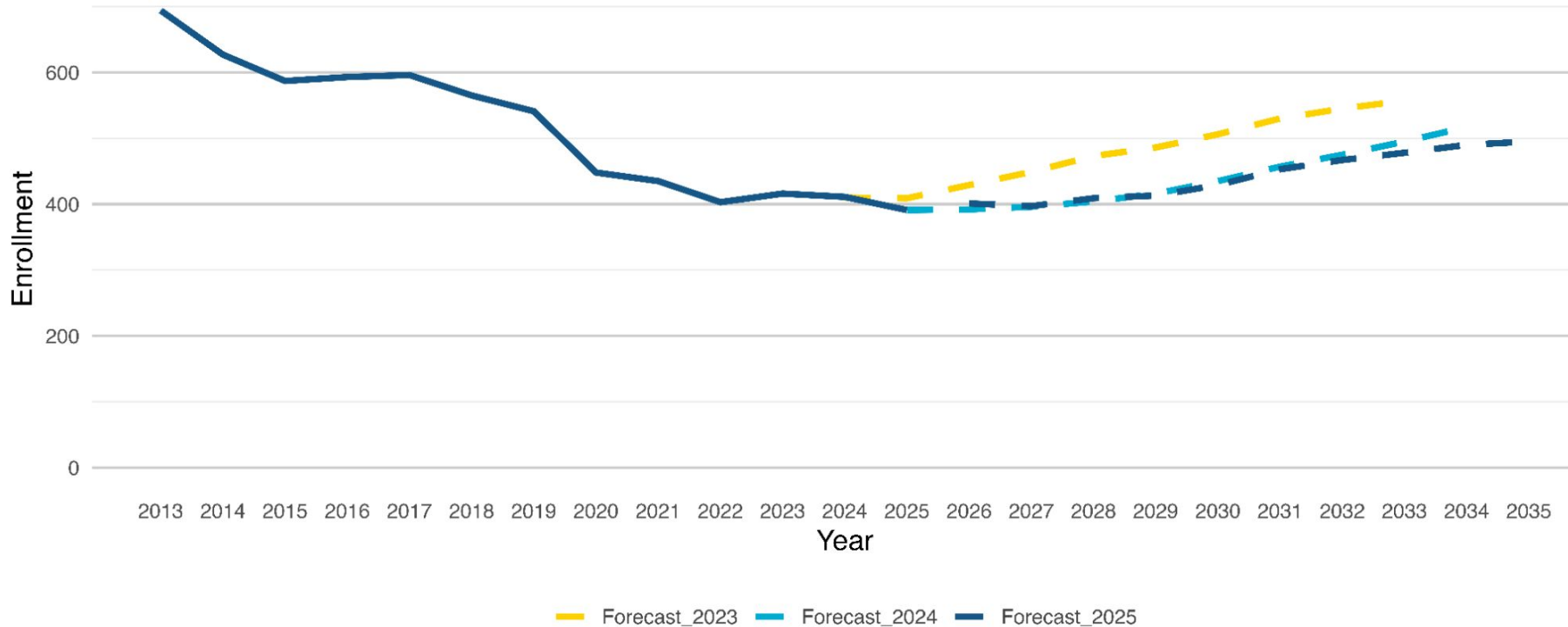
Development Impact: Lincoln Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Hooper Road Tract	1,670	0	2028	113
Saunders Village (City of Northwest)	297	0	2028	20
Saw Mill Road Tract (City of Northwest)	226	0	2028	14
Bluffs on the Cape Fear	560	361	2026	13
Compass Pointe	2,394	2,175	2026	10
Rosewood Shores (City of Northwest)	214	0	2028	10
Watson Tract	171	0	2028	10
Coastal Haven	235	93	2026	6
Wood Creek Landing (fka. Hood Creek Landing)	128	0	2028	6
Beckington	143	0	2028	5
Marsh Hall (fka. Clearwell Estates)	75	0	2028	3
Village in the Meadows	47	0	2028	3
Park Side	27	0	2028	2
Northwest Road Tract	20	0	2028	1
Sunrise Terrace	97	97	2026	0
Cherry Tree Place	40	39	2026	0
Vineyard Grove	31	31	2026	0
Southview Park	21	21	2026	0
Highland Hills Village	10	0	2028	0
Terrapin	3	0	2028	0
Total	6,409	2,817	-	216

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

Southport Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Southport Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

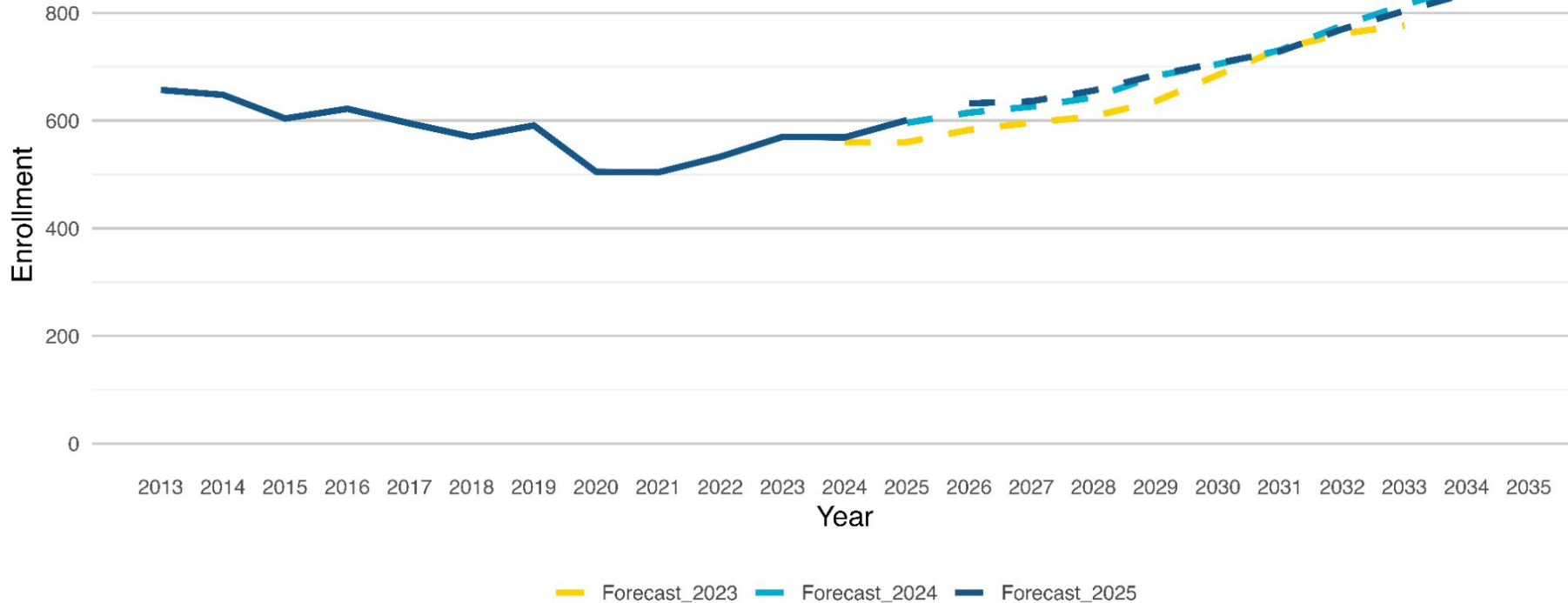
Development Impact: Southport Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
St. James Center	1,902	0	2028	22
Waterway (fka. Indigo)	1,100	0	2028	16
Pelican Cove (fka. EV 211)	304	0	2028	14
Southport Meadows	245	0	2028	11
Capeview at Southport	139	0	2028	6
St. James Village	420	0	2028	5
Long Beach Road Residential	97	0	2028	4
Evolve Cottages at Southport (fka. Southport Cottages)	161	0	2028	1
Evolve Southport Apartments	240	240	2026	0
Groves at Southport (fka. Sachi)	65	65	2026	0
The Homeplace of Southport	52	46	2026	0
Williamson Tract	42	0	2032	0
Harper Acres	15	0	2028	0
Osprey Landing	198	0	2028	0
Prices Creek - Phase 2	48	0	2028	0
Total	5,028	351	-	79

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

Supply Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Supply Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

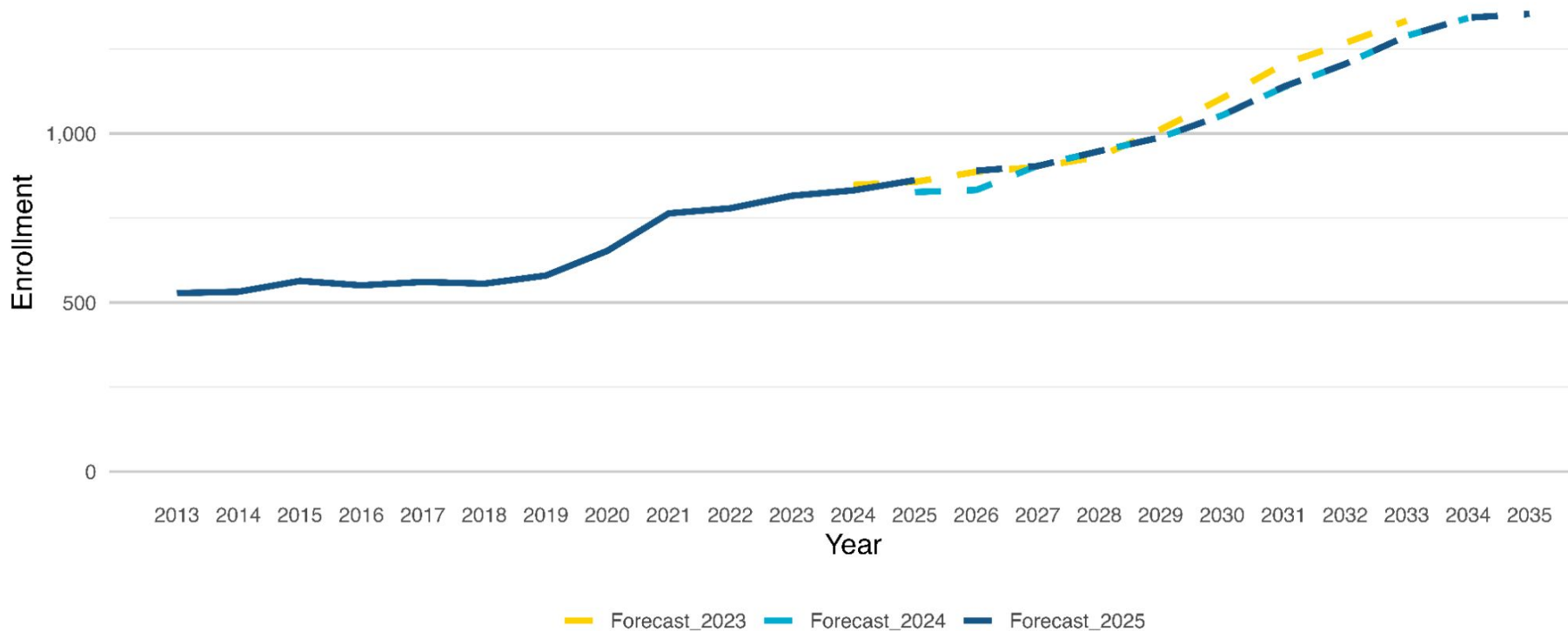
Development Impact: Supply Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Galloway Landing	745	0	2028	45
Solserra	1,019	0	2028	35
Goose Marsh	669	64	2026	30
FMJ Tract	423	0	2028	22
The Tides - Smith Ave	360	0	2028	12
Forest Street Extension	219	0	2028	12
Ford's Reach (fka. Gilbert Road / Benton Road Tract)	188	0	2028	10
Brecourt Manor	137	0	2028	9
Hall Tract	136	0	2028	8
Lockwood Landing (fka. Erma Norris Tract)	117	12	2026	6
San Rio (Phase III)	151	0	2028	5
Highland Forest P5	92	0	2028	5
Monument at Ocean and Main (fka. Bluewater)	432	264	2026	4
Fox Run	145	0	2028	4
570 Forest Street Extension	85	0	2028	4
Holden Oaks	110	0	2028	4
Parker Tract	102	0	2028	3
Cedar Creek Commons	97	0	2028	3
Hewett Landing (fka. James Hewett Tract)	250	50	2026	2
Dowdy Tract	46	0	2028	2
White Street Multi-Family	30	0	2028	2
Ocean Pointe (fka. Smith/Ward Tract)	83	68	2026	1
Landing at Stone Chimney (fka. Doe Creek on Stone Chimney)	121	121	2026	0
Stone Chimney Tract	1	0	2028	0
Oxpen Oaks	0	0	2028	0
Total	5,758	579	-	228

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

Town Creek Elem Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Town Creek Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

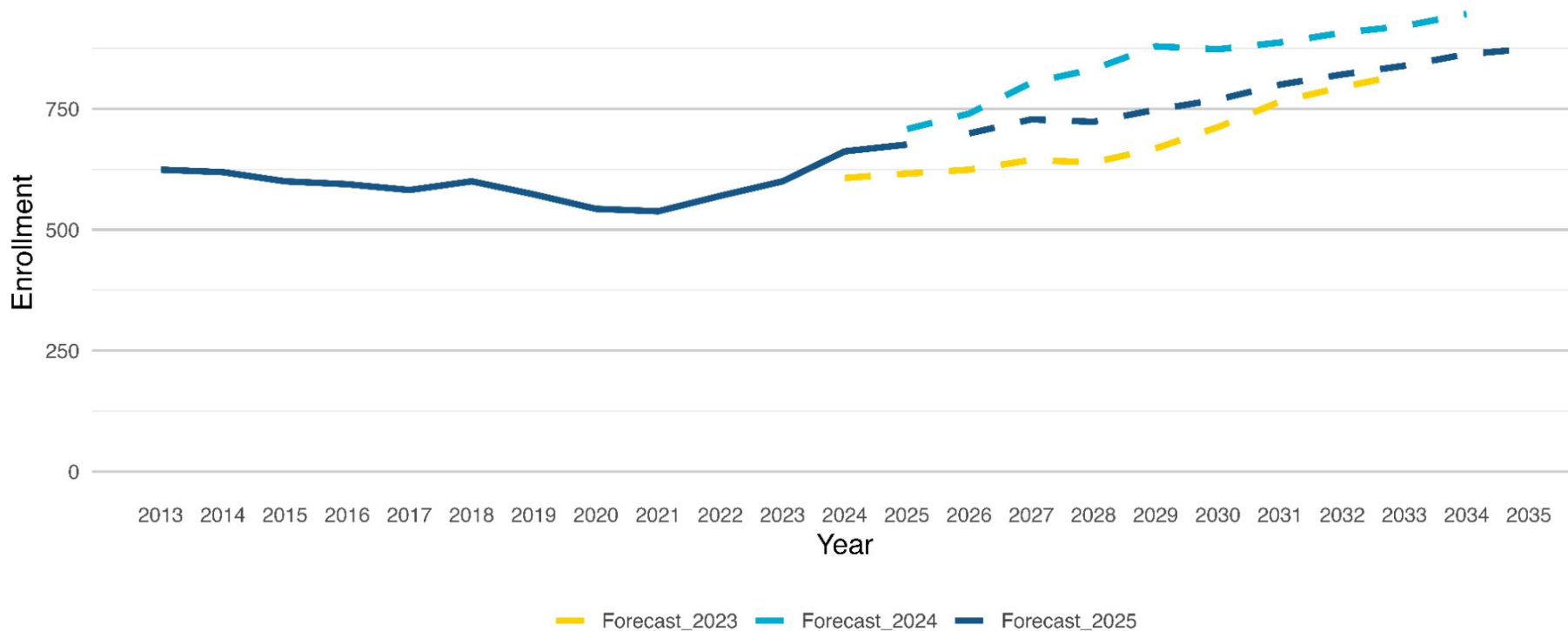
Development Impact: Town Creek Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Terrapin	1,461	0	2028	88
Brunswick Forest Phase 8	1,131	0	2028	54
Rice Creek	563	0	2028	30
East Lake Phase 5	373	0	2028	21
Grand Park	315	0	2028	20
Grayson Park, Phase 3	311	0	2028	19
Terrapin, Phase 2	292	0	2028	18
Pinewood at Cannon Tract	284	0	2028	18
Brunswick Forest Phase 7 - Ascend	334	0	2028	16
Brunswick Forest Phase 9 Section 6	303	0	2028	14
Townes at Seabrooke	212	0	2028	12
Brunswick Forest Phase 7 - Arboretum	232	0	2028	12
Terrapin, Phase 1A and 1B	161	0	2028	10
Maco Heights	160	0	2028	10
Terrapin, Phase 3	167	0	2028	10
East Lake Phase 1	184	0	2028	10
East Lake Townhomes, Phase 4	153	0	2028	10
Hawthorne at Waterside Cottages	179	0	2028	9
Pinewood Cannon 2	120	0	2028	8
Willowbrook	148	0	2028	7
East Lake Phase 2	122	0	2028	7
Bishop's Ridge	92	0	2028	5
Jackey's Ridge	54	0	2028	4
Ascend West at Brunswick Forest	60	0	2028	3
Brunswick Forest Phase 4	48	0	2028	2
Venice Landing	31	0	2028	2
Maco Commons	25	0	2028	2
Lanvale RD	17	0	2028	1
Campbell's Ridge	85	85	2026	0
Oakmere Towns	10	0	2028	0
Pinewood Cannon Phase 1 Section B	18	0	2028	0
Westgate 26 Acre Tract	2	0	2028	0
Total	7,647	85	-	422

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

Union Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Union Elementary



Data Source: Demographic Analytics Advisors; Brunswick County School District

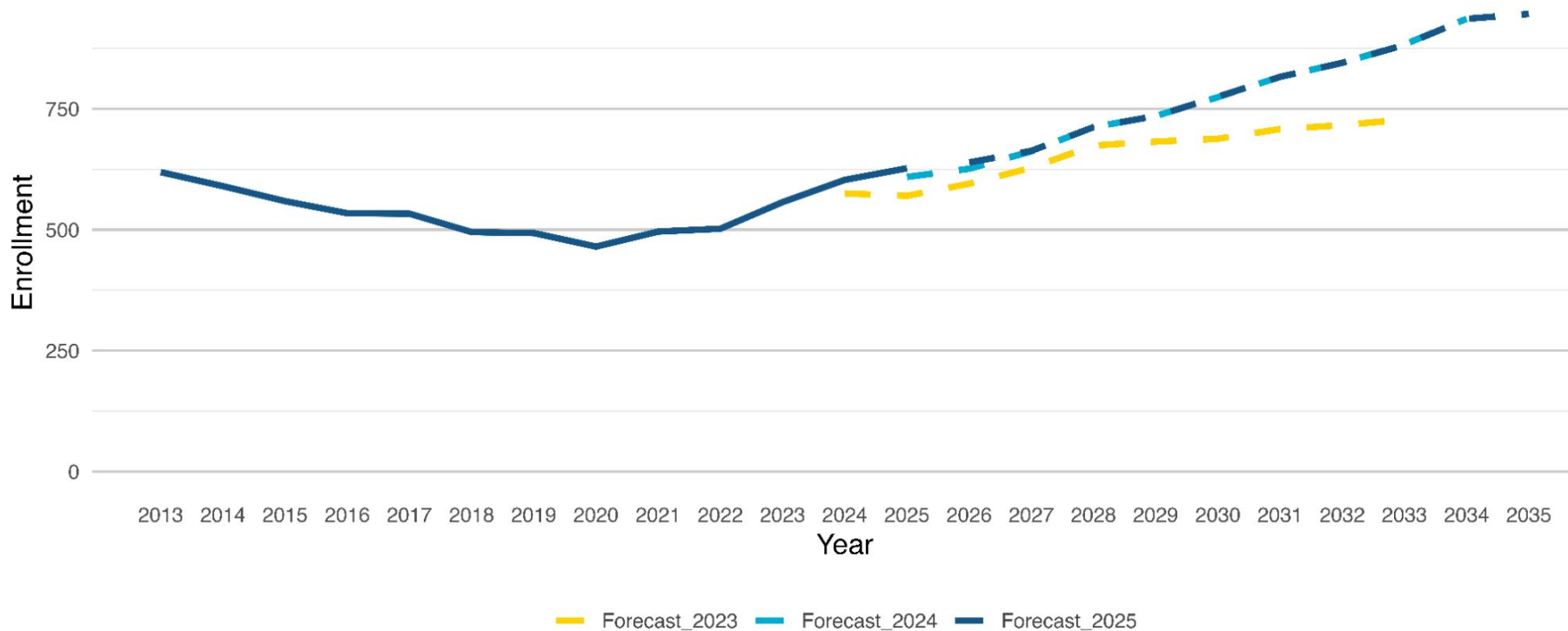
Development Impact: Union Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Hwy 17 Mixed Use	520	0	2028	26
McMullan Tract	550	0	2028	21
Brunswick Pines	550	0	2028	21
Cresswind	427	0	2028	16
Oasis at Ocean Isle (fka. Ocean Isle Mixed Use)	424	0	2028	16
Russ Tract	292	0	2028	15
Wildwood Village	244	0	2028	12
Ocean Isle Palms	3,290	17	2026	9
The Tides	649	0	2028	6
Inland Reserve	625	0	2028	6
Creekview Landing (fka. Saucepan Creek)	290	0	2028	5
Creekside Landing	154	0	2028	5
Summer's Walk (Crews Tract)	145	0	2028	5
Riverbank at Ocean Isle	115	0	2028	4
1295 Village Pt-RCD	84	0	2028	3
Bay Road Landing	75	0	2028	3
Courtyards by Carrell	66	12	2026	3
Cameron Woods	467	270	2026	2
Osprey Isle	345	84	2026	2
Hawthorne at Ocean Isle Beach	198	0	2028	2
Village Green	138	73	2026	2
Copas Rd	72	0	2028	2
Forest Run	72	0	2028	2
Glendale Arbor	173	90	2026	1
Remuda Run	155	0	2028	1
Heartsease at Ocean Isle (fka. Sunset Commons)	136	46	2026	1
Cameron Pines (fka. Enclave at Cameron Woods)	124	0	2028	1
Woodstork Landing (fka. Gore Tract)	91	30	2026	1
Beach Haven (fka. Fairway Acres)	50	0	2028	1
Rourk Woods Townhomes	20	0	2028	1
Chatham Glenn	158	158	2026	0
Greenside Manors at Bricklanding Plantation	39	26	2026	0
Hunter's Bay	320	0	2028	0
Beach at Bricklanding	6	0	2028	0
Lynn Reserve	31	0	2028	0
Greenwich	58	0	2028	0
Total	11,153	806	-	195

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

Virginia Williamson Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Virginia Williamson Elem



Data Source: Demographic Analytics Advisors; Brunswick County School District

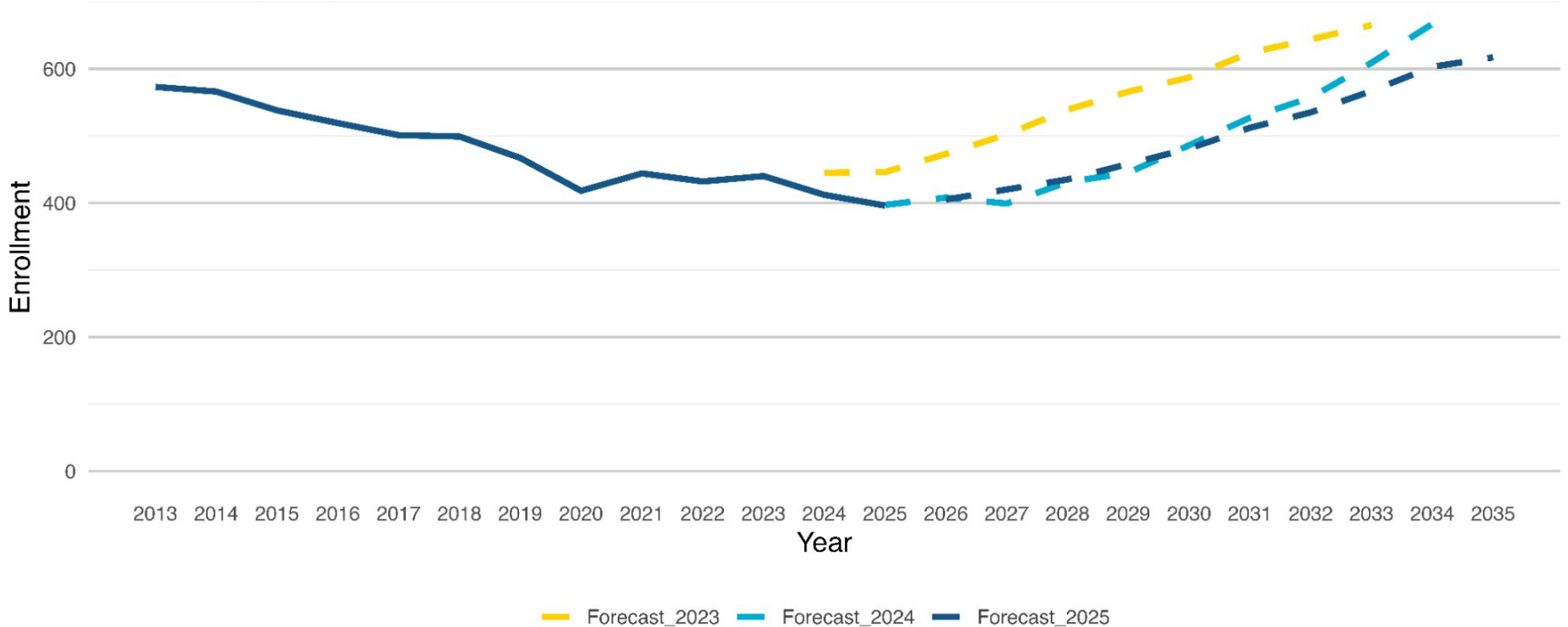
Development Impact: Virginia Williamson Elem

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Midway Tract	3,612	0	2028	187
Williamson Tract	4,164	0	2032	32
Waterside	419	0	2028	17
Olde Georgetown Expansion	375	0	2028	16
Berkley Bay (fka. Old Lennon Tract)	294	0	2028	16
Riverlake (fka. Marsh Walk)	530	10	2026	15
Rolling Hills (fka. Smith NC 211 Tract)	292	14	2026	14
Turnpike Road Tract	402	0	2028	11
Walking Stick	257	0	2028	11
Coveside Apartments	207	0	2028	11
Folly Hills	204	0	2028	11
Avalon	447	253	2026	10
Holden Beach Landing	295	0	2028	7
Martin Landing (fka. Smith Tract)	137	0	2028	7
Carmel Village	567	0	2028	6
Oak Harbor Village (fka. The Landings at Oak Harbor)	130	30	2026	4
Clemmons Tract	70	0	2028	4
Stone Chimney Tract	107	0	2028	4
Bella Point	336	264	2026	3
Sunset Harbor Tract	328	0	2028	3
Cedar Crossing	129	0	2028	3
The Preserve at White Rock Lake	99	0	2028	3
Autumn Trail	74	7	2026	3
Admiral's Cove	207	0	2028	2
Bayshore	164	0	2028	2
Leaning Pine	38	0	2028	2
Paramounte	103	103	2026	0
Ruffins River Landing	100	86	2026	0
Grande Palms (fka. The Reserve at Sunset Harbor)	97	97	2026	0
Meridian Forest	84	84	2026	0
Avalon Crossing	20	20	2026	0
Salty Peanut Villas	14	0	2028	0
Oxpen Oaks	6	0	2028	0
Fox Run	0	0	2028	0
Total	14,308	968	-	404

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

Waccamaw Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 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
Evergreen (fka. Ashton Farms)	2,950	0	2028	147
Kings Preserve (fka. King Tract)	1,800	0	2028	88
Carolina Strand	1,500	0	2028	75
Sterling Oaks (fka. Supsura)	338	14	2026	16
Magnolia Farms (fka. Real Green)	258	0	2028	13
Mossy Hill Townhomes	181	0	2028	10
Forest View Townhomes	107	0	2028	5
Long Farm	49	0	2028	2
Hickman Branch Townhomes	25	0	2028	2
Norris Farm	79	0	2028	0
Anderson Farms (fka. Anderson Tract)	50	64	2026	0
Rye Pint Townhomes	41	0	2028	0
Total	7,378	78	-	358

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

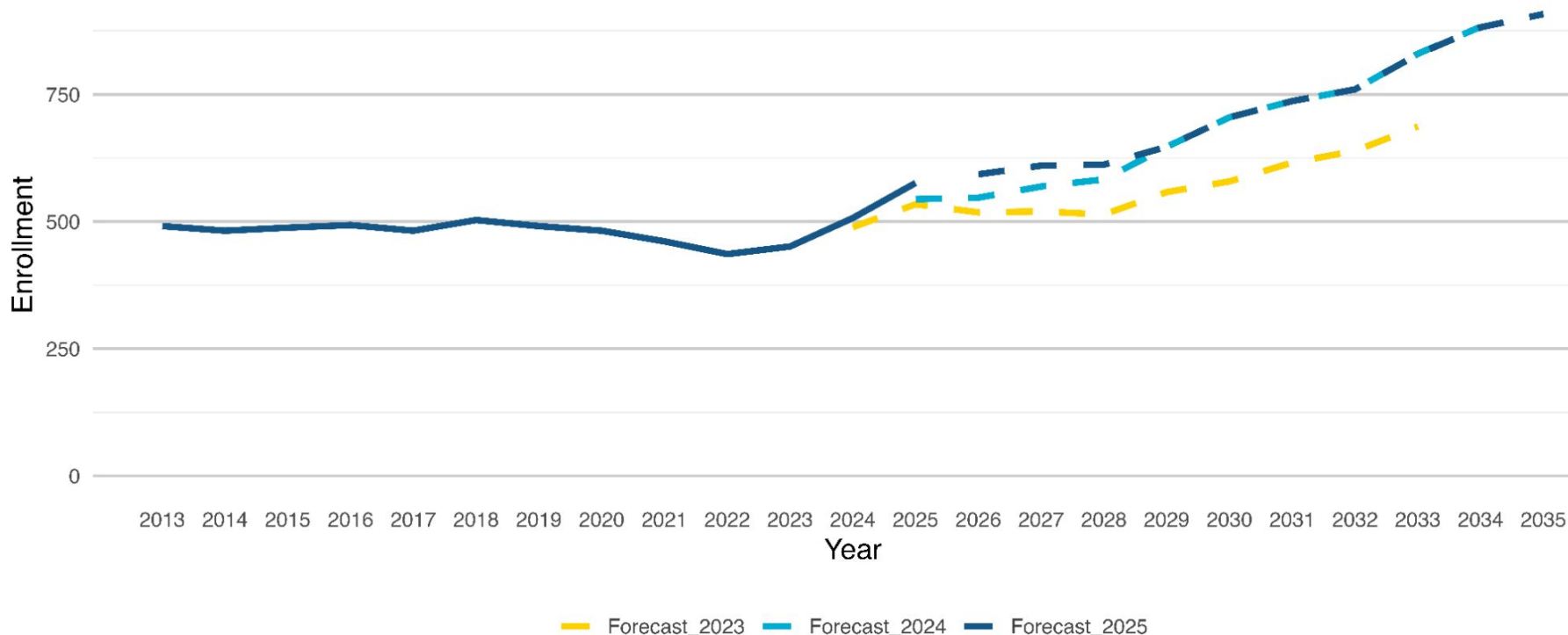
Development Impact: Waccamaw Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Evergreen (fka. Ashton Farms)	2,950	0	2028	125
Kings Preserve (fka. King Tract)	1,800	0	2028	66
Carolina Strand	1,500	0	2028	63
Sterling Oaks (fka. Supsura)	338	14	2026	14
Magnolia Farms (fka. Real Green)	258	0	2028	11
Mossy Hill Townhomes	181	0	2028	10
Forest View Townhomes	107	0	2028	5
Long Farm	49	0	2028	2
Hickman Branch Townhomes	25	0	2028	2
Norris Farm	79	0	2028	0
Anderson Farms (fka. Anderson Tract)	50	64	2026	0
Rye Pint Townhomes	41	0	2028	0
Total	7,378	78	-	298

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

Cedar Grove Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Cedar Grove Middle



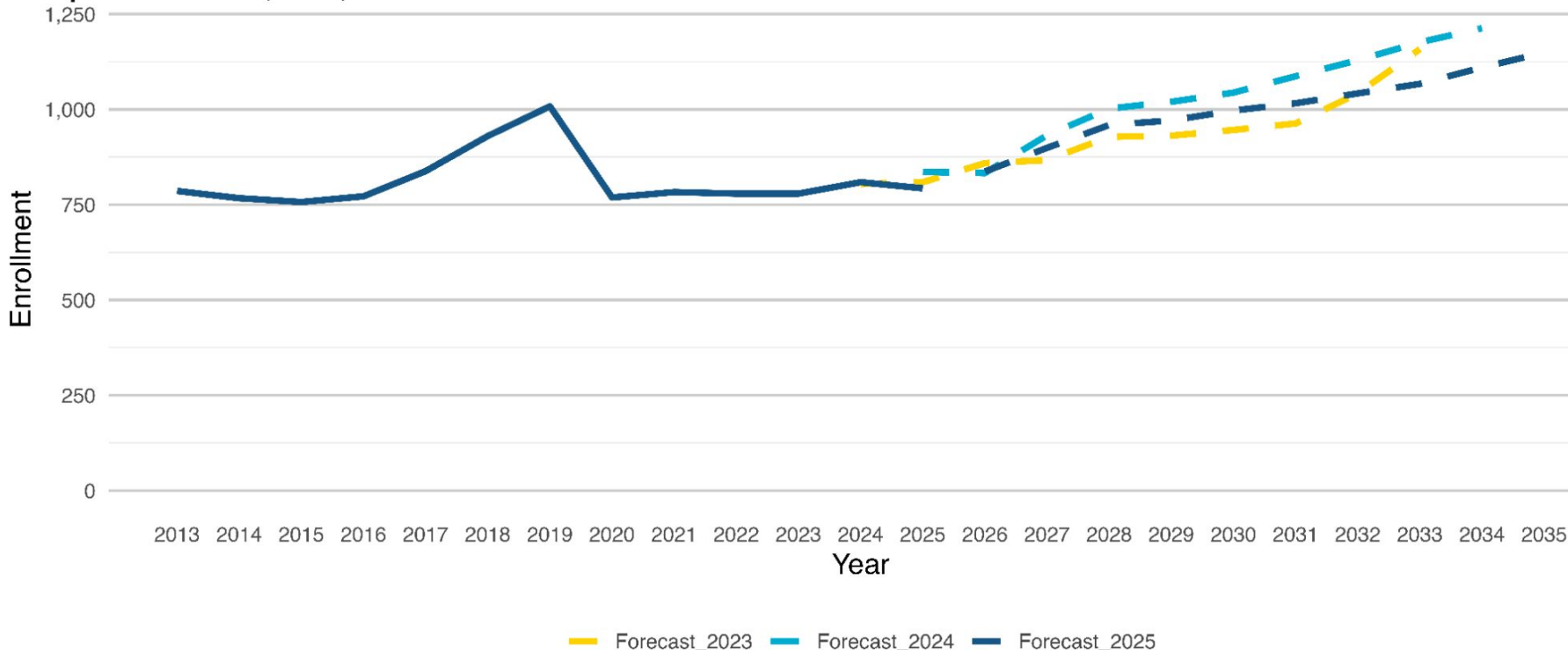
Data Source: Demographic Analytics Advisors; Brunswick County School District

Development Impact: Cedar Grove Middle				
Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Midway Tract	3,612	0	2028	135
Galloway Landing	745	0	2028	28
Williamson Tract	4,164	0	2032	27
Goose Marsh	669	64	2026	24
Riverlake (fka. Marsh Walk)	530	10	2026	11
Waterside	419	0	2028	10
Berkley Bay (fka. Old Lennon Tract)	294	0	2028	10
Rolling Hills (fka. Smith NC 211 Tract)	292	14	2026	10
Olde Georgetown Expansion	375	0	2028	9
Turnpike Road Tract	402	0	2028	8
Avalon	447	253	2026	8
Coveside Apartments	207	0	2028	8
Folly Hills	204	0	2028	8
Carmel Village	567	0	2028	7
Ford's Reach (fka. Gilbert Road / Bernton Road Tract)	188	0	2028	7
Walking Stick	257	0	2028	6
Hall Tract	136	0	2028	6
Brecourt Manor	137	0	2028	6
Holden Beach Landing	295	0	2028	5
Martin Landing (fka. Smith Tract)	137	0	2028	5
Sunset Harbor Tract	328	0	2028	4
Clemmons Tract	70	0	2028	3
Cedar Creek Commons	97	0	2028	3
Lockwood Landing (fka. Erma Norris Tract)	117	12	2026	3
Bella Point	336	264	2026	2
Hewett Landing (fka. James Hewett Tract)	250	50	2026	2
Admiral's Cove	207	0	2028	2
Bayshore	164	0	2028	2
Fox Run	145	0	2028	2
Oak Harbor Village (fka. The Landings at Oak Harbor)	130	30	2026	2
Cedar Crossing	129	0	2028	2
The Preserve at White Rock Lake	99	0	2028	2
Autumn Trail	74	7	2026	2
Dowdy Tract	46	0	2028	2
Stone Chimney Tract	108	0	2028	2
Holden Oaks	54	0	2028	2
Ocean Pointe (fka. Smith/Ward Tract)	83	68	2026	1
Landing at Stone Chimney (fka. Doe Creek on Stone Chimney)	121	121	2026	0
Paramounte	103	103	2026	0
Ruffins River Landing	100	86	2026	0
Grande Palms (fka. The Reserve at Sunset Harbor)	97	97	2026	0
Meridian Forest	84	84	2026	0
Avalon Crossing	20	20	2026	0
Leaning Pine	38	0	2028	0
Salty Peanut Villas	14	0	2028	0
Oxpen Oaks	6	0	2028	0
Total	17,097	1,283	-	376

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

Leland Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Leland Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

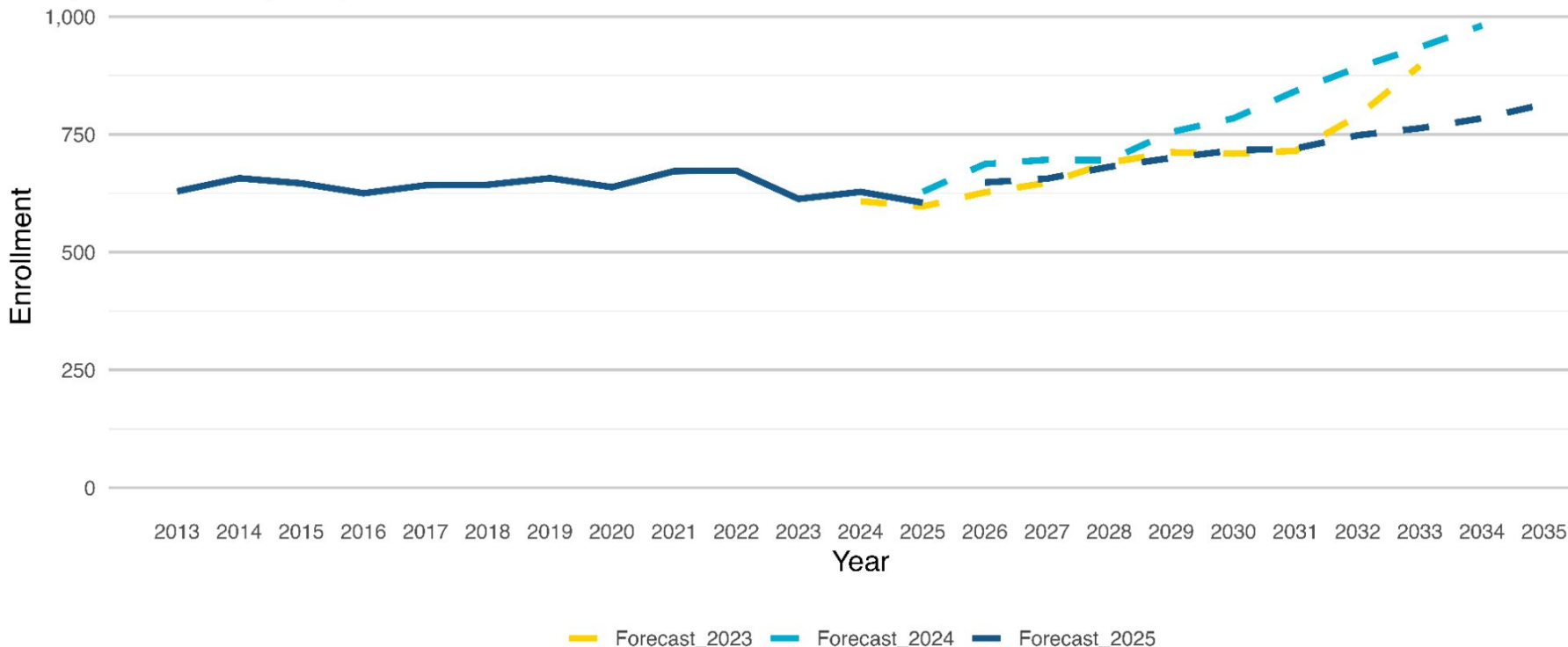
Development Impact: Leland Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Hooper Road Tract	1,670	0	2028	67
Leland Apartments	390	0	2028	15
Kyndall Cove	399	0	2028	15
Saunders Village (City of Northwest)	297	0	2028	12
Belmont at Westgate	366	0	2028	10
Westgate Cottages	315	0	2028	9
Bluffs on the Cape Fear	560	361	2026	8
Saw Mill Road Tract (City of Northwest)	226	0	2028	8
Compass Pointe	2,394	2,175	2026	7
Chappell Loop Single Family Residential	235	0	2028	7
Rosewood Shores (City of Northwest)	214	0	2028	7
Watson Tract	171	0	2028	6
Riverwalk Pointe	283	0	2028	5
Coastal Haven	235	93	2026	4
Wood Creek Landing (fka. Hood Creek Landing)	128	0	2028	4
Pelican Landing	108	0	2028	4
Beckington	143	0	2028	3
Chappell Loop Townhomes	89	0	2028	3
Bellamy Place	78	0	2028	3
Village Road Duplexes and Triplexes	93	0	2028	3
Settler's Village	77	0	2028	3
Marsh Hall (fka. Clearwell Estates)	75	0	2028	2
Tylers Cove Phase 4	107	0	2028	2
Village in the Meadows	47	0	2028	2
Hawkeswater	432	400	2026	1
Celtic Cove	41	0	2028	1
Park Side	27	0	2028	1
Northwest Road Tract	20	0	2028	1
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2026	0
Sunrise Terrace	97	97	2026	0
Cherry Tree Place	40	39	2026	0
Vineyard Grove	31	31	2026	0
Southview Park	21	21	2026	0
Westgate 26 Acre Tract	122	0	2028	0
Highland Hills Village	10	0	2028	0
Terrapin	3	0	2028	0
Total	9,784	3,457	-	213

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

Shallotte Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 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	2,500	0	2028	35
Solserra	1,019	0	2028	25
Hwy 17 Mixed Use	520	0	2028	22
FMJ Tract	423	0	2028	15
McMullan Tract	550	0	2028	14
Brunswick Pines	550	0	2028	14
Stone Farm (Now In Calabash)	2,159	0	2028	13
Russ Tract	292	0	2028	12
Cresswind	427	0	2028	11
Oasis at Ocean Isle (fka. Ocean Isle Mixed Use)	424	0	2028	11
Wildwood Village	244	0	2028	10
The Tides - Smith Ave	360	0	2028	9
Ocean Isle Palms	3,290	17	2026	8
Forest Street Extension	219	0	2028	8
Fox Hollow	166	0	2028	7
Coastal Club of the Carolinas (fka. Farmstead)	774	55	2026	6
Pea Landing Tract	150	0	2028	6
Creekview Landing (fka. Saucepan Creek)	290	0	2028	5
The Tides	649	0	2028	4
LaDane Gardens	525	0	2028	4
Inland Reserve	625	0	2028	4
San Rio (Phase III)	151	0	2028	4
Monument at Ocean and Main (fka. Bluewater)	432	264	2026	3
Creekside Landing	154	0	2028	3
Summer's Walk (Crews Tract)	145	0	2028	3
Riverbank at Ocean Isle	115	0	2028	3
Parker Tract	102	0	2028	3
Highland Forest P5	92	0	2028	3
570 Forest Street Extension	85	0	2028	3
Osprey Isle	345	84	2026	2
Sailor's Haven	283	0	2028	2
Calabash Pointe (fka. Hickman Farms)	216	0	2028	2
Price Tract	189	0	2028	2
1295 Village Pt-RCD	84	0	2028	2
Bay Road Landing	75	0	2028	2
Courtyards by Carrell	66	12	2026	2
Hickman Branch Townhomes	58	0	2028	2

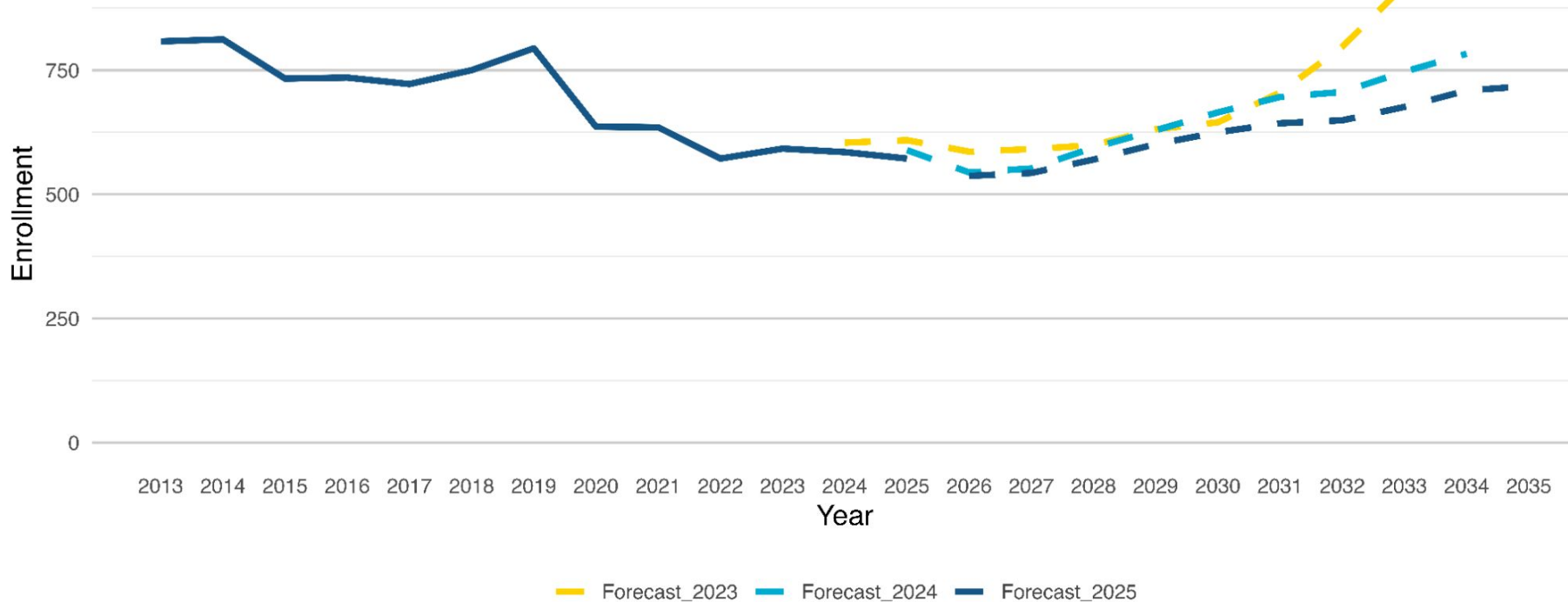
Development Impact: Shallotte Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Holden Oaks	56	0	2028	2
Cameron Woods	467	270	2026	1
Hawthorne at Ocean Isle Beach	198	0	2028	1
Remuda Run	155	0	2028	1
Village Green	138	73	2026	1
Heartsease at Ocean Isle (fka. Sunset Commons)	136	46	2026	1
Cameron Pines (fka. Enclave at Cameron Woods)	124	0	2028	1
Woodstork Landing (fka. Gore Tract)	91	30	2026	1
Copas Rd	72	0	2028	1
Forest Run	72	0	2028	1
Bland Track	55	0	2028	1
Beach Haven (fka. Fairway Acres)	50	0	2028	1
White Street Multi-Family	30	0	2028	1
Rourk Woods Townhomes	20	0	2028	1
Calabash Station	251	205	2026	0
Egret Landing (fka. Hardee Tract)	198	167	2026	0
Trest Tract	182	0	2028	0
Glendale Arbor	173	90	2026	0
Sunfish Cove (fka. Sunrise Cove)	171	170	2026	0
Chatham Glenn	158	158	2026	0
Allston Park	132	80	2026	0
McLamb Farm	631	0	2028	0
Seaside Palms (fka. Grissettown Tract)	104	86	2026	0
Calabash Palms	69	35	2026	0
Hickmans Crossing	66	65	2026	0
Calabash Meadows	60	60	2026	0
Silver Oaks (fka. Whispering Pines)	42	42	2026	0
Greenside Manors at Bricklanding Plantation	39	26	2026	0
Hunter's Bay	320	0	2028	0
Anderson Farms (fka. Anderson Tract)	34	64	2026	0
Beach at Bricklanding	6	0	2028	0
Lynn Reserve	31	0	2028	0
Mossy Hill Townhomes	20	0	2028	0
Greenwich	58	0	2028	0
Norris Farm	14	0	2028	0
Rye Pint Townhomes	9	0	2028	0
Southshore Bay	50	5	2026	0
Total	23,230	2,104	-	299

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

South Brunswick Middle Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: South Brunswick Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

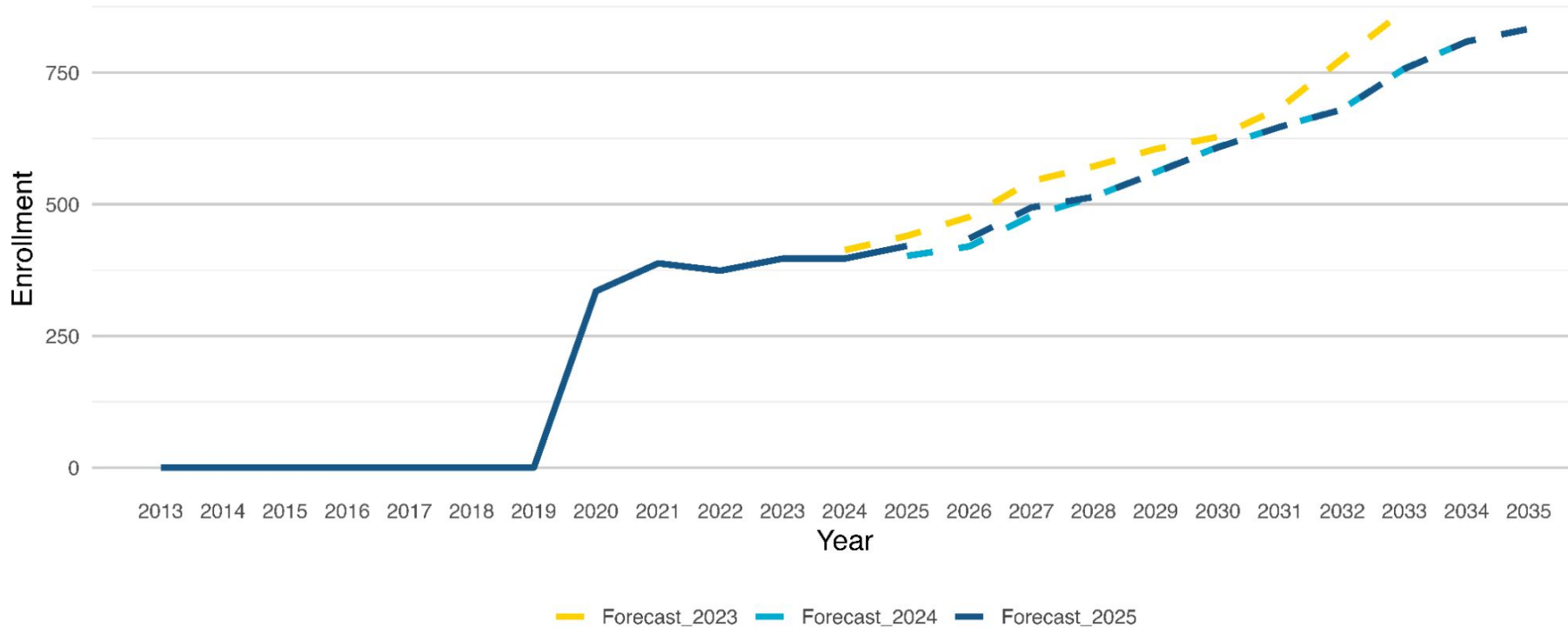
Development Impact: South Brunswick Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
St. James Center	1,902	0	2028	28
Middle Creek Village	743	225	2026	19
Waterway (fka. Indigo)	1,100	0	2028	16
Viridian Reserve (fka. Mill Creek Residential)	445	0	2028	14
Brunswick Landing	325	0	2028	12
Rice Creek	312	0	2028	12
Pelican Cove (fka. EV 211)	304	0	2028	9
Danford Tract	266	0	2028	8
Saltgrass Landing	258	52	2026	8
Brunswick Forest Phase 4	294	0	2028	7
Southport Meadows	245	0	2028	7
Bell Creek (fka. Bell Swamp Connection Tract)	229	44	2026	7
St. James Village	420	0	2028	6
Bell Meadows (fka. Sunset Estates)	231	82	2026	6
Willow Haven	151	0	2028	6
River Tide Farms	154	26	2026	4
Capeview at Southport	139	0	2028	4
Long Beach Road Residential	97	0	2028	3
Evolve Cottages at Southport (fka. Southport Cottages)	161	0	2028	1
Broadwater Landing	27	0	2028	1
Evolve Southport Apartments	240	240	2026	0
Country Walk	92	92	2026	0
Groves at Southport (fka. Sachi)	65	65	2026	0
The Homeplace of Southport	52	46	2026	0
Williamson Tract	42	0	2032	0
Harper Acres	15	0	2028	0
Osprey Landing	198	0	2028	0
Prices Creek - Phase 2	48	0	2028	0
Total	8,555	872	-	178

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

Town Creek Middle Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 Forecasts: Town Creek Middle



Data Source: Demographic Analytics Advisors; Brunswick County School District

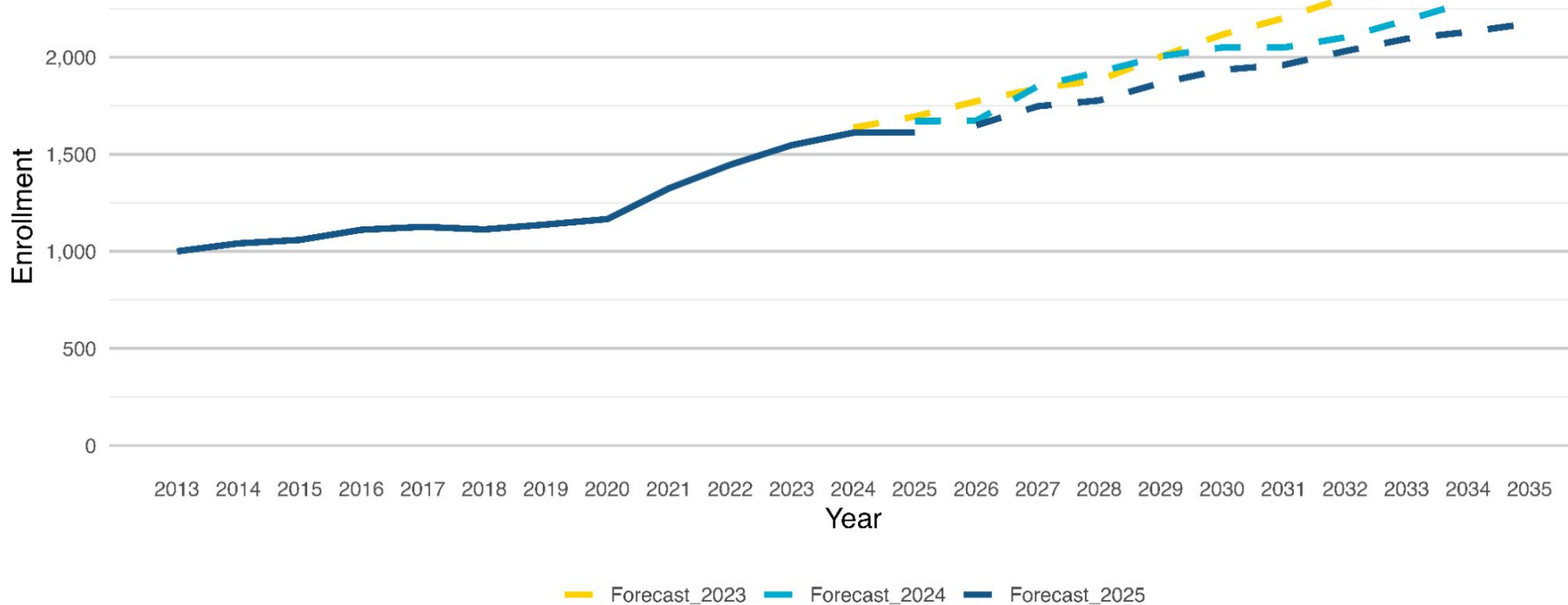
Development Impact: Town Creek Middle

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Terrapin	1,461	0	2028	52
Brunswick Forest Phase 8	1,131	0	2028	45
Rice Creek	563	0	2028	24
Brunswick Forest Phase 7 - Ascend	334	0	2028	14
East Lake Phase 5	373	0	2028	14
Grayson Park, Phase 3	311	0	2028	12
Grand Park	315	0	2028	12
Brunswick Forest Phase 9 Section 6	303	0	2028	12
Terrapin, Phase 2	292	0	2028	11
Pinewood at Cannon Tract	284	0	2028	10
Brunswick Forest Phase 7 - Arboretum	232	0	2028	9
Hawthorne at Waterside Cottages	179	0	2028	7
East Lake Phase 2	122	0	2028	7
Terrapin, Phase 1A and 1B	161	0	2028	6
Maco Heights	160	0	2028	6
Willowbrook	148	0	2028	6
Townes at Seabrooke	212	0	2028	6
Terrapin, Phase 3	167	0	2028	6
East Lake Phase 1	184	0	2028	5
East Lake Townhomes, Phase 4	153	0	2028	5
Bishop's Ridge	92	0	2028	4
Pinewood Cannon 2	120	0	2028	4
Ascend West at Brunswick Forest	60	0	2028	2
Jackey's Ridge	54	0	2028	2
Brunswick Forest Phase 4	48	0	2028	1
Venice Landing	31	0	2028	1
Maco Commons	25	0	2028	1
Campbell's Ridge	85	85	2026	0
Lanvale RD	17	0	2028	0
Oakmere Towns	10	0	2028	0
Pinewood Cannon Phase 1 Section B	18	0	2028	0
Westgate 26 Acre Tract	2	0	2028	0
Total	7,647	85	-	284

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

North Brunswick High Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 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
Hooper Road Tract	1,670	0	2028	74
Terrapin	1,464	0	2028	60
Brunswick Forest Phase 8	1,131	0	2028	45
Leland Apartments	390	0	2028	16
Kyndall Cove	399	0	2028	15
Brunswick Forest Phase 7 - Ascend	334	0	2028	14
East Lake Phase 5	373	0	2028	14
Grayson Park, Phase 3	311	0	2028	13
Saunders Village (City of Northwest)	297	0	2028	13
Terrapin, Phase 2	292	0	2028	12
Grand Park	315	0	2028	12
Belmont at Westgate	366	0	2028	10
Brunswick Forest Phase 9 Section 6	263	0	2028	10
Bluffs on the Cape Fear	560	361	2026	9
Saw Mill Road Tract (City of Northwest)	226	0	2028	9
Westgate Cottages	315	0	2028	9
Brunswick Forest Phase 7 - Arboretum	232	0	2028	9
Townes at Seabrooke	212	0	2028	8
Chappell Loop Single Family Residential	235	0	2028	7
Hawthorne at Waterside Cottages	179	0	2028	7
Watson Tract	171	0	2028	7
East Lake Phase 2	122	0	2028	7
Terrapin, Phase 1A and 1B	161	0	2028	6
Maco Heights	160	0	2028	6
Willowbrook	148	0	2028	6
Terrapin, Phase 3	167	0	2028	6
Compass Pointe	2,394	2,175	2026	5
Rosewood Shores (City of Northwest)	214	0	2028	5
Riverwalk Pointe	283	0	2028	5
East Lake Phase 1	184	0	2028	5
East Lake Townhomes, Phase 4	153	0	2028	5
Bishop's Ridge	92	0	2028	4

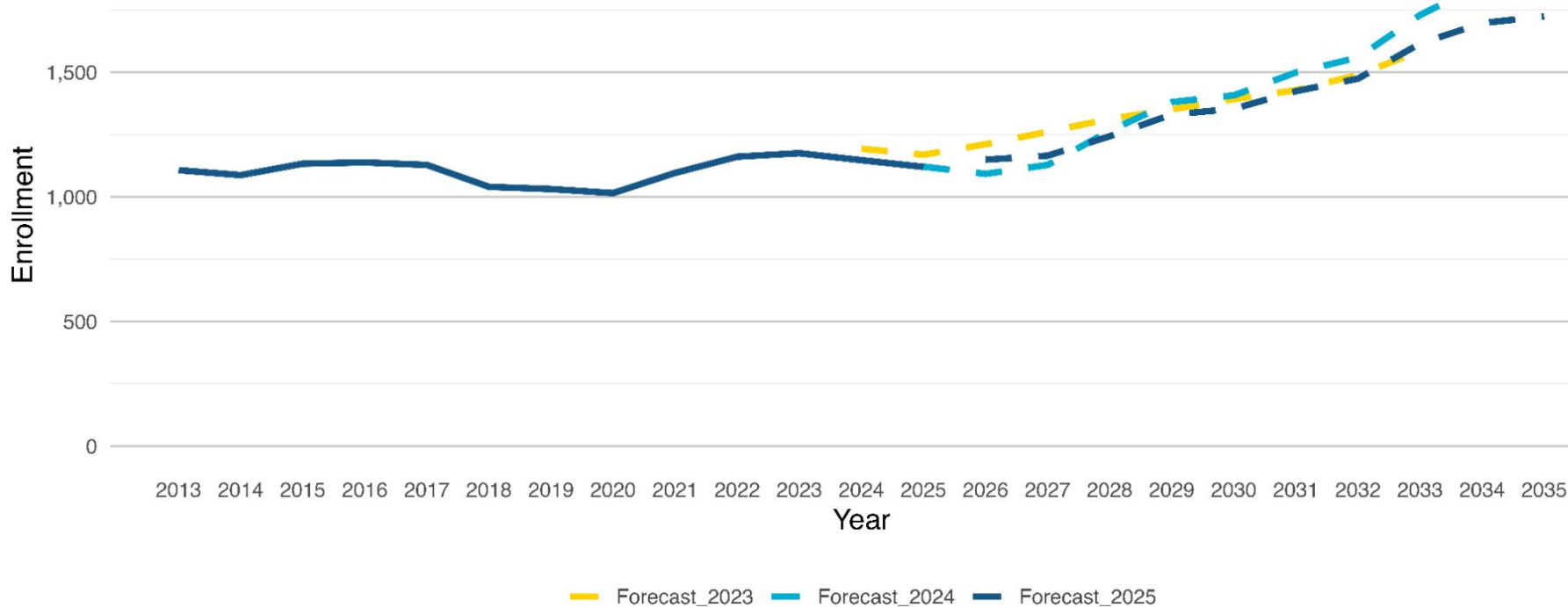
Development Impact: North Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Coastal Haven	235	93	2026	3
Beckington	143	0	2028	3
Wood Creek Landing (fka. Hood Creek Landing)	128	0	2028	3
Chappell Loop Townhomes	89	0	2028	3
Bellamy Place	78	0	2028	3
Village Road Duplexes and Triplexes	93	0	2028	3
Settler's Village	77	0	2028	3
Marsh Hall (fka. Clearwell Estates)	75	0	2028	2
Ascend West at Brunswick Forest	60	0	2028	2
Tylers Cove Phase 4	107	0	2028	2
Village in the Meadows	47	0	2028	2
Celtic Cove	41	0	2028	2
Jackey's Ridge	54	0	2028	2
Hawkeswater	432	400	2026	1
Brunswick Forest Phase 4	48	0	2028	1
Venice Landing	31	0	2028	1
Park Side	27	0	2028	1
Maco Commons	25	0	2028	1
Northwest Road Tract	20	0	2028	1
Hawthorne at Leland Apartments (fka. Ploof Road Apartments)	240	240	2026	0
Sunrise Terrace	97	97	2026	0
Cherry Tree Place	40	39	2026	0
Vineyard Grove	31	31	2026	0
Pelican Landing	108	0	2028	0
Southview Park	21	21	2026	0
Lanvale RD	17	0	2028	0
Westgate 26 Acre Tract	124	0	2028	0
Oakmere Towns	10	0	2028	0
Pinewood Cannon Phase 1 Section B	16	0	2028	0
Highland Hills Village	10	0	2028	0
Total	16,337	3,457	-	472

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

South Brunswick High Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 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
Midway Tract	3,612	0	2028	134
Rice Creek	875	0	2028	36
St. James Center	1,902	0	2028	35
Williamson Tract	4,206	0	2032	30
Galloway Landing	745	0	2028	30
Goose Marsh	669	64	2026	21
Middle Creek Village	743	225	2026	19
Viridian Reserve (fka. Mill Creek Residential)	445	0	2028	16
Waterway (fka. Indigo)	1,100	0	2028	16
Waterside	419	0	2028	12
Brunswick Landing	325	0	2028	12
Pinewood at Cannon Tract	284	0	2028	12
Pelican Cove (fka. EV 211)	304	0	2028	11
Olde Georgetown Expansion	375	0	2028	10
Danford Tract	266	0	2028	10
Berkley Bay (fka. Old Lennon Tract)	294	0	2028	10
Rolling Hills (fka. Smith NC 211 Tract)	292	14	2026	10
Southport Meadows	245	0	2028	9
St. James Village	420	0	2028	8
Saltgrass Landing	258	52	2026	8
Avalon	447	253	2026	8
Coveside Apartments	207	0	2028	8
Folly Hills	204	0	2028	8
Walking Stick	257	0	2028	7
Bell Creek (fka. Bell Swamp Connection Tract)	229	44	2026	7
Ford's Reach (fka. Gilbert Road / Benton Road Tract)	188	0	2028	7
Bell Meadows (fka. Sunset Estates)	231	82	2026	6
Willow Haven	151	0	2028	6
Hall Tract	136	0	2028	6
Brecourt Manor	137	0	2028	6
Carmel Village	567	0	2028	5
Brunswick Forest Phase 4	294	0	2028	5

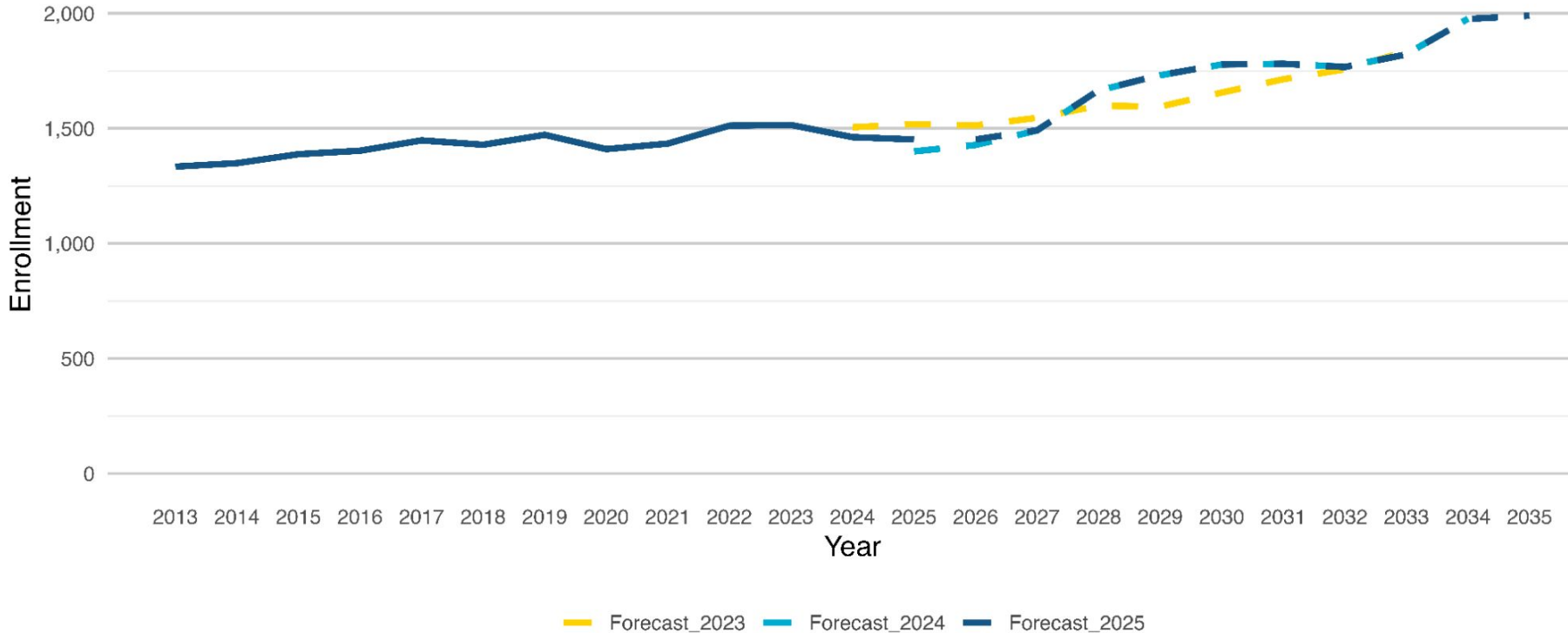
Development Impact: South Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
River Tide Farms	154	26	2026	5
Capeview at Southport	139	0	2028	5
Martin Landing (fka. Smith Tract)	137	0	2028	5
Long Beach Road Residential	97	0	2028	4
Pinewood Cannon 2	120	0	2028	4
Sunset Harbor Tract	328	0	2028	3
Oak Harbor Village (fka. The Landings at Oak Harbor)	130	30	2026	3
Clemmons Tract	70	0	2028	3
Lockwood Landing (fka. Erma Norris Tract)	77	6	2026	3
Bella Point	336	264	2026	2
Admiral's Cove	207	0	2028	2
Autumn Trail	74	7	2026	2
Dowdy Tract	46	0	2028	2
Stone Chimney Tract	68	0	2028	2
Brunswick Forest Phase 9 Section 6	40	0	2028	2
Leaning Pine	38	0	2028	2
Evolve Cottages at Southport (fka. Southport Cottages)	161	0	2028	1
Ocean Pointe (fka. Smith/Ward Tract)	83	68	2026	1
Broadwater Landing	27	0	2028	1
Evolve Southport Apartments	240	240	2026	0
Paramounte	103	103	2026	0
Grande Palms (fka. The Reserve at Sunset Harbor)	97	97	2026	0
Country Walk	92	92	2026	0
Campbell's Ridge	85	85	2026	0
Meridian Forest	84	84	2026	0
Groves at Southport (fka. Sachi)	65	65	2026	0
The Homeplace of Southport	52	46	2026	0
Avalon Crossing	20	20	2026	0
Harper Acres	15	0	2028	0
Osprey Landing	198	0	2028	0
Pinewood Cannon Phase 1 Section B	2	0	2028	0
Prices Creek - Phase 2	48	0	2028	0
Total	24,260	1,967	-	580

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

West Brunswick High Current vs Last Year Forecast

Comparison of 2023, 2024, and 2025 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
Evergreen (fka. Ashton Farms)	2,950	0	2028	134
Kings Preserve (fka. King Tract)	1,800	0	2028	88
Carolina Strand	1,500	0	2028	68
Timber Farms	2,500	0	2028	38
Solserra	1,019	0	2028	25
Hwy 17 Mixed Use	520	0	2028	24
FMJ Tract	423	0	2028	20
Stone Farm (Now In Calabash)	2,159	0	2028	16
Sterling Oaks (fka. Supsura)	338	14	2026	15
McMullan Tract	550	0	2028	14
Brunswick Pines	550	0	2028	14
Riverside (fka. Marsh Walk)	530	10	2026	13
Russ Tract	292	0	2028	13
Magnolia Farms (fka. Real Green)	258	0	2028	12
Cresswind	427	0	2028	11
Oasis at Ocean Isle (fka. Ocean Isle Mixed Use)	424	0	2028	11
Wildwood Village	244	0	2028	11
The Tides - Smith Ave	360	0	2028	11
Turnpike Road Tract	402	0	2028	10
Forest Street Extension	219	0	2028	10
Mossy Hill Townhomes	201	0	2028	10
Ocean Isle Palms	3,290	17	2026	9
Coastal Club of the Carolinas (fka. Farmstead)	774	55	2026	9
Fox Hollow	166	0	2028	8
Pea Landing Tract	150	0	2028	7
Inland Reserve	625	0	2028	6
Holden Beach Landing	295	0	2028	6
The Tides	648	0	2028	5
LaDane Gardens	525	0	2028	5
Creskside Landing	154	0	2028	5
Summer's Walk (Crews Tract)	145	0	2028	5
McLamb Farm	631	0	2028	5
Forest View Townhomes	107	0	2028	5
Monument at Ocean and Main (fka. Bluewater)	432	264	2026	4
Creekview Landing (fka. Saucepan Creek)	290	0	2028	4
San Rio (Phase III)	151	0	2028	4
Highland Forest P5	92	0	2028	4
570 Forest Street Extension	85	0	2028	4
Hickman Branch Townhomes	83	0	2028	4
Holden Oaks	110	0	2028	4
Hewett Landing (fka. James Hewett Tract)	250	50	2026	3
Calabash Pointe (fka. Hickman Farms)	216	0	2028	3
Fox Run	145	0	2028	3
Cedar Crossing	129	0	2028	3
Riverbank at Ocean Isle	115	0	2028	3
Parker Tract	102	0	2028	3
1295 Village Pt-RCD	84	0	2028	3
Cedar Creek Commons	97	0	2028	3

Development Impact: West Brunswick High

Development	Total Units	Units Already Completed	First Year Occupancy	Total Student Add
Cameron Woods	467	270	2026	2
Osprey Isle	345	84	2026	2
Sailor's Haven	283	0	2028	2
Price Tract	189	0	2028	2
Village Green	138	73	2026	2
The Preserve at White Rock Lake	99	0	2028	2
Bay Road Landing	75	0	2028	2
Copas Rd	72	0	2028	2
Forest Run	72	0	2028	2
Courtyards by Carrol	66	12	2026	2
Long Farm	49	0	2028	2
Calabash Station	251	205	2026	1
Hawthorne at Ocean Isle Beach	198	0	2028	1
Trest Tract	182	0	2028	1
Glendale Arbor	173	90	2026	1
Bayshore	164	0	2028	1
Remuda Run	165	0	2028	1
Heartsease at Ocean Isle (fka. Sunset Commons)	136	46	2026	1
Allison Park	132	80	2026	1
Cameron Pines (fka. Enclave at Cameron Woods)	124	0	2028	1
Woodstork Landing (fka. Gore Tract)	91	30	2026	1
Bland Tract	55	0	2028	1
Beach Haven (fka. Fairway Acres)	50	0	2028	1
White Street Multi-Family	30	0	2028	1
Rauik Woods Townhomes	20	0	2028	1
Egrot Landing (fka. Hardee Tract)	199	167	2026	0
Sunfish Cove (fka. Sunrise Cove)	171	170	2026	0
Chatham Glenn	159	158	2026	0
Landing at Stone Chimney (fka. Doe Creek on Stone Chimney)	121	121	2026	0
Seaside Palms (fka. Grissettown Tract)	104	86	2026	0
Ruffins River Landing	100	86	2026	0
Calabash Palms	69	35	2026	0
Hickmans Crossing	66	65	2026	0
Calabash Meadows	60	60	2026	0
Silver Oaks (fka. Whispering Pines)	42	42	2026	0
Greenside Manors at Bricklandng Plantation	39	26	2026	0
Hunter's Bay	320	0	2028	0
Stone Chimney Tract	40	0	2028	0
Norris Farm	93	0	2028	0
Sally Peanut Villas	14	0	2028	0
Lockwood Landing (fka. Erna Norris Tract)	40	6	2026	0
Anderson Farms (fka. Anderson Tract)	84	128	2026	0
Rye Mint Townhomes	50	0	2028	0
Beach at Bricklandng	6	0	2028	0
Oxpen Oaks	6	0	2028	0
Lynn Reserve	31	0	2028	0
Greenwich	58	0	2028	0
Southshore Bay	50	5	2026	0
Total	33,094	2,456	-	731

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