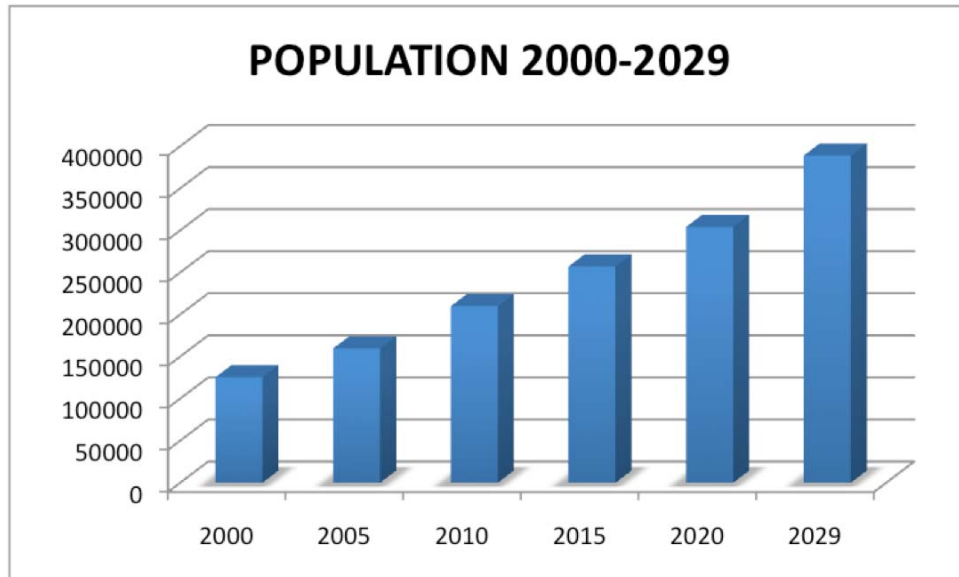


Section 2. Demographics

Union County Past and Projected Population Data

2000	2005	2010	2015	2020	2029
125,558	159,726	209,966	257,106	304,247	389,098

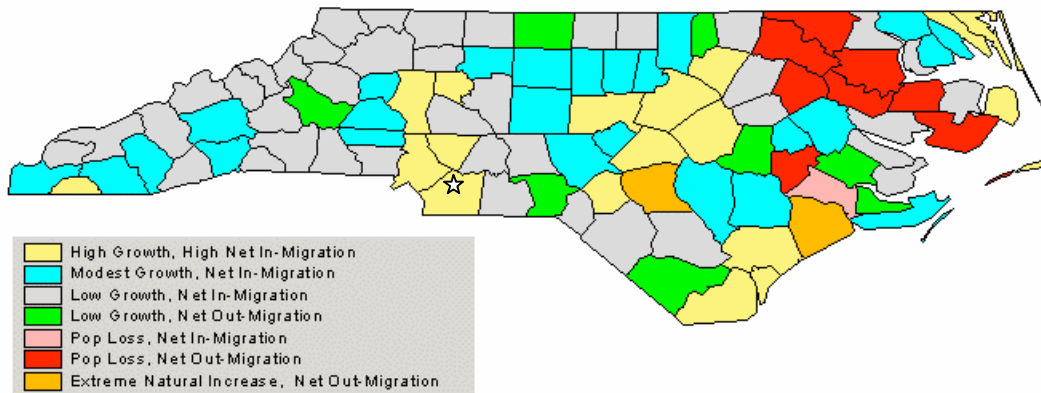


Union County Projected Population Growth 2000-2029

		Estimate		Growth			Natural		Net Migration	
Year	Projection	Year	Base	Amount	Percent	Births	Deaths	Growth	Amount	Percent
2010	209,966	2000	123,772	86,194	69.6	26,734	10,061	16,673	69,521	56.2
2020	304,247	2010	209,966	94,281	44.9	41,290	15,751	25,539	68,742	32.7
2029	389,098	2020	304,247	84,851	27.9	49,164	22,082	27,082	57,769	19.0

Source: NC Office of State Budget and Management, 2009.

North Carolina County Growth Rates



- Union County
 NC Office of State Budget & Management, 2007
 Note: High growth classified as greater than 8.19%.

Municipal Growth: 2000 - 2008

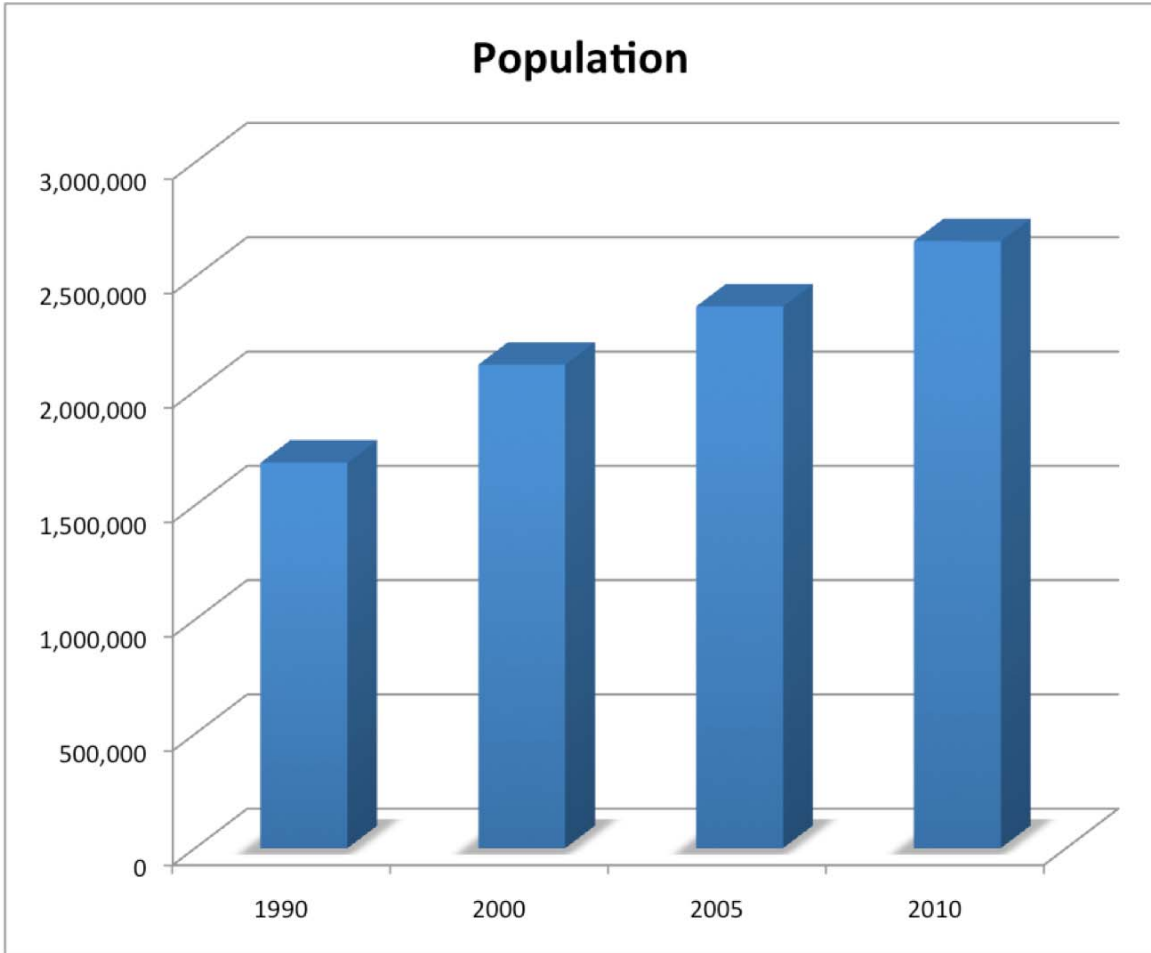
MUNICIPALITY	April 2000	July 2008	Growth Amount	%
UNION	123,738	191,108	67,336	54.41
FAIRVIEW	3,017	5,105	2,088	69.21
HEMBY BRIDGE	1,414	1,921	507	35.86
INDIAN TRAIL	11,749	26,954	15,205	129.42
LAKE PARK	2,093	3,338	1,245	59.48
MARSHVILLE	2,360	3,090	730	30.94
MARVIN	1,039	4,096	3,057	29.42
MINERAL SPRINGS	1,370	1,370	1,107	80.81
MINT HILL (PART)	n/a	n/a	n/a	n/a
MONROE	26,228	37,280	11,052	42.14
STALLINGS (PART)	3,171	12,345	9,174	289.31
UNIONVILLE	4,797	7,754	2,957	61.64
WAXHAW	2,625	3,975	6,600	51.43
WEDDINGTON (PART)	6,696	11,420	29,783	70.55
WESLEY CHAPEL	2,549	6,299	3,750	147.12
WINGATE	2,406	2,406	1,849	76.85

Source: NC Office of State Budget and Management,
 Note: Municipal Growth includes annexations.



Past and Projected Charlotte Region Population

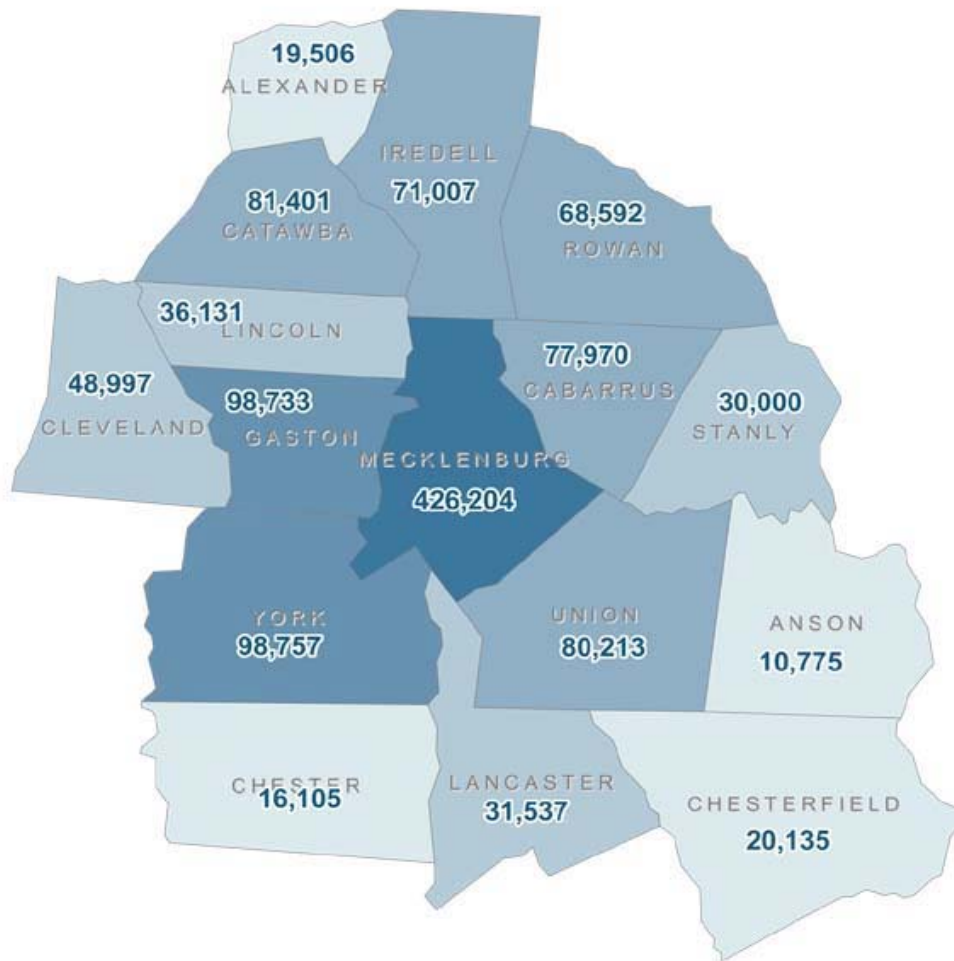
1990	2000	2005	2010
1,686,181	2,115,090	2,369,607	2,655,303



Source: Charlotte Regional Partnership, 2006

Labor Force of the Charlotte Region

Charlotte USA Labor Force By County 2004
(combined Charlotte USA Labor Force - over 1.2 million)



Source: Charlotte Regional Partnership, 2004

Commuting Numbers by County

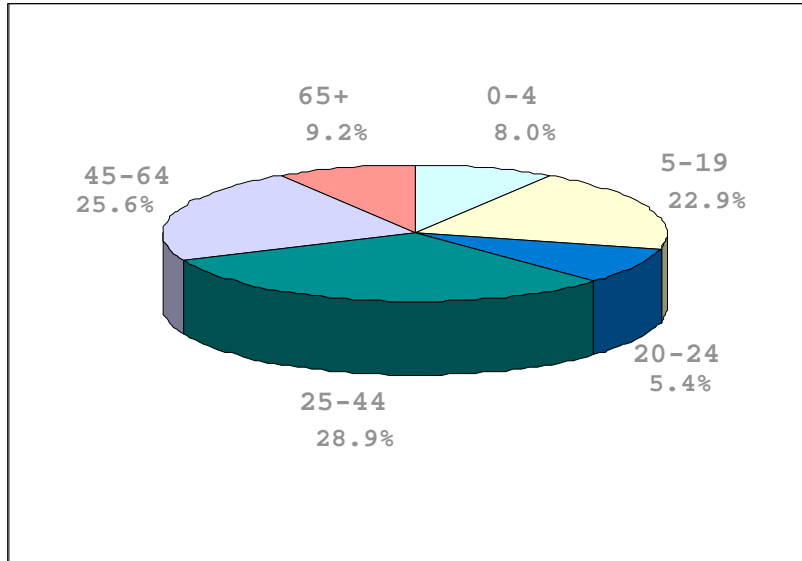
	<u>Works In:</u>											Union	York	Totals
	Alexdr.	Cabrs.	Cataw.	Chester	Cleve.	Gaston	Iredell	Lanc.	Linc.	Meck.	Rowan			
Lives In:														
	0	34	5,679	0	0	68	1,655	0	0	140	239	0	0	7,815
Cabarrus	0	0	94	0	54	400	877	11	92	22,693	4,025	525	3	28,774
Catawba	995	100	0	11	95	361	1,388	0	1,401	2,422	172	53	36	7,034
Chester	0	18	0	0	23	58	13	934	0	1,370	0	56	3,063	5,535
Cleveland	7	238	500	16	0	5,963	186	12	706	2,734	442	36	405	11,245
Gaston	0	423	452	22	2,442	0	287	20	1,868	23,101	1,046	226	1,602	31,489
Iredell	557	926	1,956	0	131	274	0	0	287	9,604	1,958	245	196	16,134
Lancaster	0	115	7	1,295	16	42	8	0	0	3,861	17	893	2,775	9,029
Lincoln	32	195	4,435	8	317	3,166	521	0	0	6,545	320	93	99	15,731
Mecklenburg	0	6,694	529	128	554	3,948	2,721	771	748	0	1,284	4,853	4,217	26,447
Rowan	7	8,155	131	0	102	232	1,982	8	99	4,942	0	181	122	15,961
Union	0	551	97	47	66	184	125	265	7	24,892	87	0	608	26,929
York	0	279	17	951	363	2,526	103	963	155	23,907	228	439	0	29,931
Total	1,355	12,190	11,032	2,533	3,027	15,423	5,352	1,855	3,456	88,439	5,270	7,064	7,909	232,054

Commuting by County: Change from 1990 to 2000

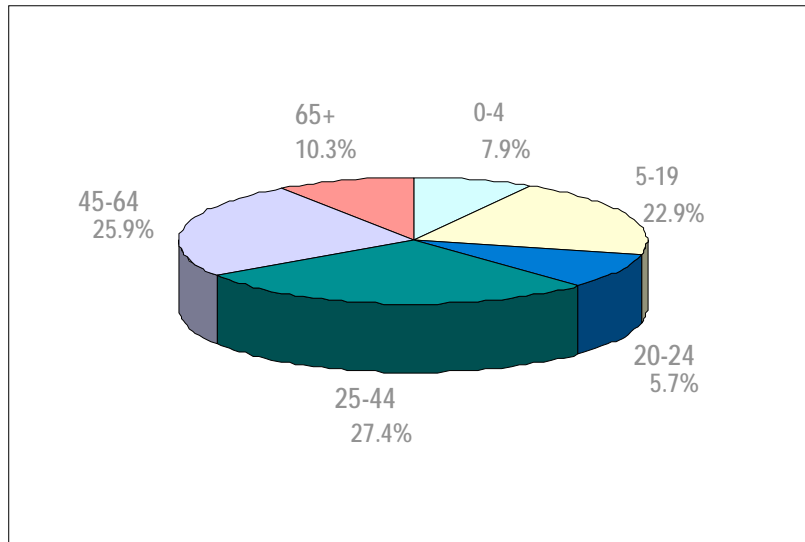
Lives In:	Works In:											Union	York	Change
	Alexndr.	Cabrs.	Cataw.	Chester	Cleve.	Gaston	Iredell	Lanc.	Linc.	Meck.	Rowan			
Alexander	0	34	898	0	0	55	421	0	-22	47	200	-1	-11	1,621
Cabarrus	0	0	72	0	47	235	665	11	59	6,090	1,065	151	60	8,335
Catawba	316	29	0	11	24	163	529	0	128	986	120	53	36	2,395
Chester	0	18	0	0	12	43	2	43	0	556	0	-55	897	1,516
Cleveland	7	228	-73	16	0	1,053	157	12	352	1,590	397	27	252	4,018
Gaston	-25	289	270	10	334	0	194	5	410	6,477	992	134	685	9,775
Iredell	-77	625	415	0	125	152	0	0	208	3,672	814	202	172	6,308
Lancaster	0	90	7	-186	9	-5	8	0	0	206	17	-336	995	805
Lincoln	24	133	783	0	-4	-255	323	0	0	2,440	270	80	1	3,795
Mecklenburg	0	4,476	359	70	311	352	1,902	546	574	0	886	2,172	1,828	13,476
Rowan	-2	115	72	0	92	164	193	8	72	1,664	0	112	100	2,590
Union	0	379	69	25	66	87	100	54	-4	9,943	36	0	370	11,125
York	0	181	5	-1	132	-219	71	480	130	7,058	209	244	0	8,290
Total		6,597	2,877	-55	1,148	1,825	4,565	1,159	1,907	40,279	5,006	2,783	5,265	74,049

Source: US Census, 1990 and 2000.

Union County Population by Age Group (2009)



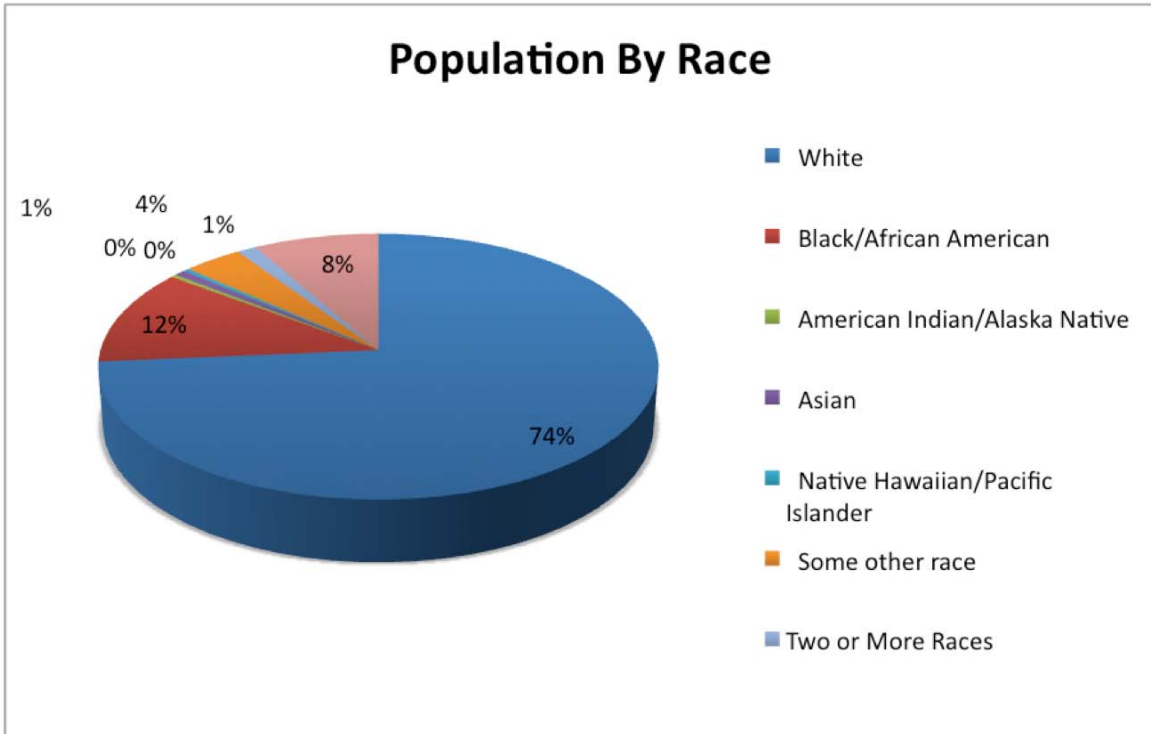
Projected Population by Age Group (2014)



Source: Charlotte Regional Partnership, 2009.
Note: Totals are rounded

Population by Race Union County 2008

	North Carolina	Union County	Monroe	Percentage
Total Population	9,231,191	182,999	33,814	100%
One Race	9,082,480	180,866	33,689	
White	6,472,338	149,440	20,799	80.4%
Black/African American	1,983,698	22,258	9,410	12.7%
Native American	115,352	669	235	0.4%
Asian	181,373	2,386	280	0.8%
Native Hawaiian/Pacific	5,628	0	0	
Some other race	324,091	6,113	2,965	4.2%
Two or More Races	148,711	21,400	125	1.4%
Hispanic/Latino (Any Race)	601,020	17,586	8,817	8.9%



Note: American Community Survey produces estimates only.

Source: US Census Bureau, American Community Survey 2006-2008.

15 Largest Counties in NC

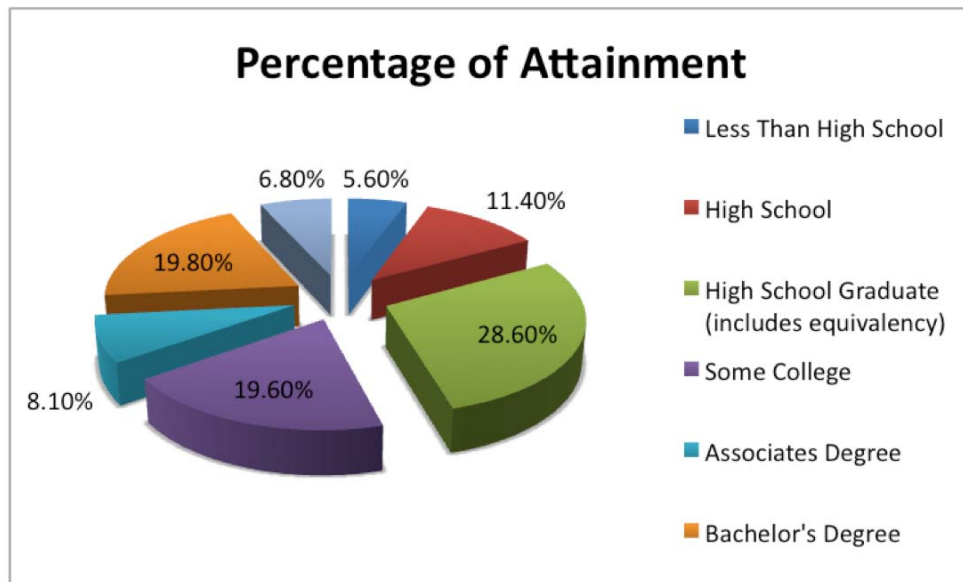
(Union County's Growth Rate Is Highest)

Rank	County	2008	2000	%Change
1	Mecklenburg	877,007	695,370	26.1
2	Wake	864,429	627,850	37.7
3	Guilford	468,344	421,048	11.2
4	Forsyth	343,704	306,066	12.3
5	Cumberland	316,914	302,958	4.6
6	Durham	260,420	223,314	16.6
7	Buncombe	227,875	206,310	10.5
8	Gaston	204,971	190,422	7.6
9	New Hanover	192,235	160,327	19.9
10	Union	191,108	123,772	54.4
11	Onslow	176,004	150,355	17.1
12	Cabarrus	170,406	131,063	30.1
13	Johnston	162,746	121,955	33.4
14	Davidson	158,866	147,250	7.9
15	Pitt	155,570	133,719	16.3

Source: The State Demographers Office, July 2008, verified December 2009.

Union County Highest Education Attainment (Persons 25 and older)

Grade	Population	% Population
Less Than High School	5429	5.0%
High School	10,966	10.1%
High School Graduate (includes equivalency)	32,790	30.2%
Some College	21,281	21.2%
Associates Degree	8,795	8.0%
Bachelor's Degree	21,498	18.5%
Graduate Degree	7,383	7.0%



Source: US Census Bureau, 2007 American Community Survey, verified October 2009.

Union County Household Growth Characteristics (2009)

	<u>Number</u>	<u>Percent</u>	<u>US</u>
Household population	201,245	100%	
Average household size	3.17	(X)	2.60
Average family size	3.22	(X)	3.18
Total housing units	70,659	---	---
Occupied housing units	60,277	85.3%	88.0%
Owner-occupied housing units	47,245	66.8%	67.1%
Renter-occupied housing units	13,032	18.4%	32.9%
Vacant housing units	4,175	5.91%	12.0%

Housing Characteristics (2009)

	<u>Number</u>	<u>U.S.</u>
Single-family owner-occupied homes	66,974	
Median value (dollars)	188,100	208,000
With a mortgage (dollars)	1,414	1,508
Not mortgaged (dollars)	374	425

Source: US Census Bureau, 2006 American Community Survey, verified October 2009.

Housing Characteristics By Municipality

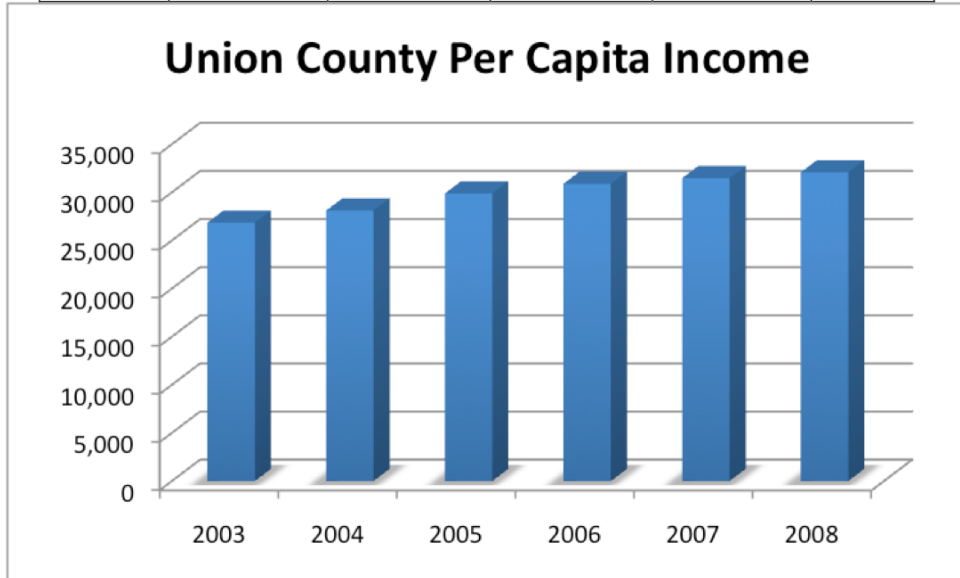
Municipality	Housing Units	Occupied Units	Owner Occupied	Renter Occupied	Vacant
Union	66,974	62,799	49,964	12,835	4,175
Fairview	971	907	743	164	64
Hemby Bridge	352	341	293	48	11
Indian Trail	4,581	4,299	3,844	455	282
Lake Park	781	750	741	9	31
Marshville	868	812	572	240	56
Marvin	355	329	318	11	26
Mineral Springs	491	475	427	48	16
Mint Hill	5,763	5,581	4,697	884	182
Monroe	9,621	9,029	5,063	3,966	592
Stallings	1,222	1,180	970	210	42
Waxhaw	937	892	763	132	42
Weddington	2,214	2,159	2,053	106	55
Wesley Chapel	912	867	809	58	45
Wingate	825	751	422	329	74

Source: US Census Bureau, American Community Survey, verified November 2009.



Union County Per Capita Income

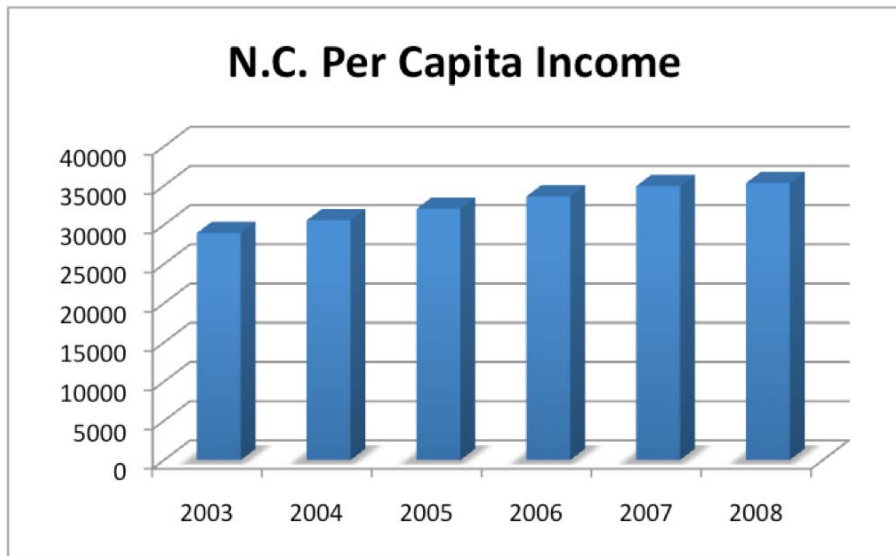
2003	2004	2005	2006	2007	2008
26,858	28,111	29,883	30,898	31,479	32,086



Source: Bureau of Economic Analysis, 2009

Median Household Income (Union County 2009)	\$66,561
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Source: Charlotte Regional Partnership, November 2009.



Source: Bureau of Economic Analysis, 2009

2003	2004	2005	2006	2007	2008
28979	30586	32066	33640	34952	35344