

Estimated Population By Type of Dwelling Unit

(Town of Wake Forest Corporate Limits)

Prepared January 2024 by Town of Wake Forest Planning Department

Type of Unit	Name of Project	Buildout/Number of Units or Bedrooms*** Approved	# of Units Occupied (based on CO's except for Apts.*)	% of Units Issued a Certificate of Occupancy (CO)	Estimated Population	Estimated Total Buildout Population (except for Apts.**)	
Multi Family Renter-Occupied (Apts)	133 Allen Rd	93	93	100.0%	220	220	
	309 Chestnut	27	27	100.0%	64	64	
	600 N White	25	25	100.0%	59	59	
	703 Stadium Dr	10	10	100.0%	24	24	
	860 Stadium Dr	12	12	100.0%	28	28	
	Amavi	217	0	0.0%	0	513	
	Ardmore Heritage	260	260	100.0%	615	615	
	Aston Apartments	288	288	100.0%	681	681	
	Bexley at Heritage	228	228	100.0%	539	539	
	Burlington Mills Mixed Use	144	0	0.0%	0	340	
	Burlington Mills Residential	346	0	0.0%	0	818	
	Capital Creek Heritage	214	214	100.0%	506	506	
	Caveness Farms	288	288	100.0%	681	681	
	Creekside Apartments	38	38	100.0%	90	90	
	Flaherty Farms (Dorm)	228	228	100.0%	539	539	
	Fletcher Village	110	110	100.0%	260	260	
	Forest Ridge	88	88	100.0%	208	208	
	Glen Royal Sub	4	4	100.0%	9	9	
	Glenn Royal Mill Apartments	56	56	100.0%	132	132	
	Greenway Village at Heritage (Encore)	182	182	100.0%	430	430	
	Grove 98 Northern	232	0	0.0%	0	549	
	Hawthorne at Traditions	272	0	0.0%	0	643	
	Hawthorne at the Forest (formerly Villagio)	248	0	0.0%	0	586	
	Hawthorne at the Forest (formerly Villagio) Ph II	48	0	0.0%	0	113	
	Holding Village Multifamily	320	94	29.4%	222	757	
	Legacy Apartments	298	298	100.0%	705	705	
	Legacy Heritage	306	306	100.0%	723	723	
	McDowell Townhouses	100	100	100.0%	236	236	
	Meridian at Rogers Branch	264	168	63.6%	397	624	
	Metro Place	8	8	100.0%	19	19	
	North Forest Apartments	112	112	100.0%	265	265	
	Oak Square in Remington Woods	24	24	100.0%	57	57	
	Palisades	188	188	100.0%	444	444	
	Pines at Wake Forest	99	0	0.0%	0	234	
	Powerhouse Row Phase I	18	18	100.0%	43	43	
	Powerhouse Row Phase II	47	0	0.0%	0	111	
	Ridgewood Apartments	50	50	100.0%	118	118	
	Stadium Drive Mixed Use	307	0	0.0%	0	726	
	The Duplexes Apartments	78	78	100.0%	184	184	
	The Hamlet at Qual Crossing	260	0	0.0%	0	615	
	Wake Union	300	0	0.0%	0	709	
	West Oak Condominiums	33	33	100.0%	78	78	
	Subtotal		6,470	3,628		8,577	15,297
	Percent of Total		24.8%	17.8%		14.8%	20.9%

Attached/Multi family Owner-Occupied (Townhomes & Condos)	Austin Creek Townhomes	65	65	100.0%	188	188
	Avondale Townhomes	106	106	100.0%	307	307
	Brookview	4	4	100.0%	12	12
	Caddell Woods Townhomes	101	101	100.0%	292	292
	Carraway Gardens at Tryon	51	51	100.0%	148	148
	Creek View at Traditions	98	98	100.0%	284	284
	Creekwood Townhomes	16	16	100.0%	46	46
	Devon Square Townhomes	153	147	96.1%	425	443
	Downtown	2	2	100.0%	6	6
	Durham Rd	2	2	100.0%	6	6
	Fairway Villas Townhomes	26	26	100.0%	75	75
	Fieldstream Duplexes	30	30	100.0%	87	87
	Forest on Franklin	12	2	16.7%	6	35
	Forest Point	64	64	100.0%	185	185
	Forestville Towns	95	17	17.9%	49	275
	Franklin St Townhomes	61	55	90.2%	159	177
	Grove 98 Northeast	122	0	0.0%	0	353
	Grove 98 Southeast	273	0	0.0%	0	790
	Heath Ridge Village	49	49	100.0%	142	142
	Heritage Crest	81	80	98.8%	231	234
	Heritage Fairview	103	103	100.0%	298	298
	Heritage Links	17	17	100.0%	49	49
	Heritage Place Townhomes	18	18	100.0%	52	52
	Heritage Trace Townhomes	35	35	100.0%	101	101
	Highgate Park	30	30	100.0%	87	87
	Historic North Main St. (Duplex)	2	2	100.0%	6	6
	Holding Mills	40	40	100.0%	116	116
	Holding Village North Lake (Phases 5-7)	68	68	100.0%	197	197
	Holding Village Phase 9 (Lakeside Townhomes)	33	6	18.2%	17	95
	Holding Village Phase 10 (Mews)	165	0	0.0%	0	477
	Jean L. Scott (Duplexes)	3	3	100.0%	9	9
	J&J Associates	5	5	100.0%	14	14
	Kinsley Townhomes	450	0	0.0%	0	1,302
	Larry H Ray	2	2	100.0%	6	6
	Live Oaks (Duplexs)	40	30	75.0%	87	116
	Magnolia Square	38	0	0.0%	0	110
	Magnolia Trace (White Street Village)	72	0	0.0%	0	208
	Magnolia Woods	27	27	100.0%	78	78
	Mews at Legacy Greene	106	106	100.0%	307	307
	Northeast Community (Attached/Duplex)	25	25	100.0%	72	72
	Old Northeast	43	43	100.0%	124	124
	Orchards at Traditions	81	81	100.0%	234	234
	Parkside Townhomes at Heritage	24	24	100.0%	69	69
	Reserve at Dunn Creek	70	0	0.0%	0	203
	Rosedale (Averette) Phases 1-12 (Attached)	294	25	8.5%	72	851
	Royal Glenn Commons	5	5	100.0%	14	14
	Richland Hills Townhomes (Duplex)	49	49	100.0%	142	142
	Royal Glenn Commons Townhomes	6	6	100.0%	17	17
	Shearon Farms Townhomes	341	341	100.0%	987	987
	Siena Drive Townhomes	96	96	100.0%	278	278
	South Main	14	14	100.0%	41	41
	Stadium	4	4	100.0%	12	12
	Staffordshire (Duplex & Townhome)	76	76	100.0%	220	220
	Stonegate Townhomes	64	64	100.0%	185	185
	The Preserve at Bishops Grant	48	48	100.0%	139	139
The Retreat at Renaissance	85	85	100.0%	246	246	
Townes at Gateway Commons	78	78	100.0%	226	226	
Townhomes on Main/Holding Mills	40	40	100.0%	116	116	

Traditions Townhomes	37	0	0.0%	0	107
Twin Creek Townhomes	84	84	100.0%	243	243
Tyler Gardens at Tryon	44	16	36.4%	46	127
Tyler Run Condos (Courtyards at Tyler Run)	8	8	100.0%	23	23
Villas at Wake Forest	144	144	100.0%	417	417
Wake Union	89	0	0.0%	0	258
Weatherstone Townhomes	16	16	100.0%	46	46
Wildflower Towns at Heritage South	87	87	100.0%	252	252
Willows at Traditions	110	110	100.0%	318	318
Subtotal	4,727	2,976		8,612	13,679
Percent of Total	18.1%	14.6%		14.8%	18.7%

Adams Ridge	7	7	100.0%	20	20
Austin Creek	381	318	83.5%	920	1,103
Averette Woods	66	0	0.0%	0	191
Avondale Subdivision	26	26	100.0%	75	75
Bennett Park	64	64	100.0%	185	185
Bishops Grant	163	163	100.0%	472	472
Bowling Green (Incl. Charleston Traditions)	360	360	100.0%	1,042	1,042
Brewer Circle	13	13	100.0%	38	38
Brewer's Glynn	44	44	100.0%	127	127
Bridgeport	134	134	100.0%	388	388
Brook Hollow	4	4	100.0%	12	12
Brookview	11	11	100.0%	32	32
Caddell Woods	170	170	100.0%	492	492
Cardinal Hills	60	60	100.0%	174	174
Cardinal Park	14	14	100.0%	41	41
Carriage Run	183	183	100.0%	530	530
Cimarron	174	174	100.0%	504	504
Clubhouse Villas	10	10	100.0%	29	29
Country Club Downs	67	67	100.0%	194	194
Courtyards at Heritage Grove	83	83	100.0%	240	240
Crenshaw Hall	249	249	100.0%	721	721
Crenshaw Manor	102	102	100.0%	295	295
Dacus Place	10	10	100.0%	29	29
Dansforth	312	312	100.0%	903	903
Deacons Ridge	142	142	100.0%	411	411
Del Webb at Traditions (55+ up age restricted)	450	450	100.0%	1,302	1,302
Denmark Construction	3	3	100.0%	9	9
Devon Square	127	127	100.0%	368	368
Durham Rd	46	42	91.3%	122	133
East Wake Forest	2	2	100.0%	6	6
Edgeford Park	102	102	100.0%	295	295
Edwards, Morris and Davis	3	3	100.0%	9	9
Everly	173	173	100.0%	501	501
Fairlake	115	115	100.0%	333	333
Flaherty Farms	139	139	100.0%	402	402
Forest Mill	35	35	100.0%	101	101
Forest Park at Cimarron	70	70	100.0%	203	203
Gilpatric	14	14	100.0%	41	41
Glen Royal Sub	104	104	100.0%	301	301
Goldston (Del Webb, west side)	71	71	100.0%	205	205
Green Acres	22	22	100.0%	64	64
Hale	5	5	100.0%	14	14
Harris Point	19	19	100.0%	55	55
Heath Ridge Village	46	45	97.8%	130	133
Heritage (Incl. Reserve & Overlook)	580	580	100.0%	1,678	1,678
Heritage Greens	197	197	100.0%	570	570
Heritage North	426	426	100.0%	1,233	1,233
Heritage South	468	468	100.0%	1,354	1,354
Highgate Park	42	42	100.0%	122	122
Historic North Main St. (Single Family)	88	88	100.0%	255	255
Holding Oaks	9	8	88.9%	23	26
Holding Pines	5	5	100.0%	14	14
Holding Ridge	150	150	100.0%	434	434
Holding Village North Lake (Phases 5-7)	173	121	69.9%	350	501
Holding Village South Lake (Phases 1-4)	418	418	100.0%	1,210	1,210
Holding Village North Lake (Phase 8)	34	0	0.0%	0	98
Home Gardens	34	34	100.0%	98	98
Homestead at Heritage	207	207	100.0%	599	599
Jean L. Scott (SFD)	1	1	100.0%	3	3
Jenkins Rd	2	2	100.0%	6	6
Jubilee Village	25	25	100.0%	72	72
Juniper Ave	46	46	100.0%	133	133
Kaye A Cook	4	4	100.0%	12	12
Kings Glen	92	92	100.0%	266	266
Kinsley	274	0	0.0%	0	793
Kitchin Farms	217	217	100.0%	628	628
Kitchin Farms (Phase 2B)	66	0	0.0%	0	191
Lakestone	53	45	84.9%	130	153
Landings at Heritage North	70	70	100.0%	203	203
Larry H Ray	3	3	100.0%	9	9
Ledge Rock Green	22	0	0.0%	0	64
Ligon Park	10	0	0.0%	0	29
Live Oaks (Also Sanctuary Oaks)	18	14	77.8%	41	52
Majestic Oaks	57	57	100.0%	165	165
Mangum	11	11	100.0%	32	32
Margate	32	32	100.0%	93	93
Margot's Pond	115	115	100.0%	333	333
Marshall Farm	7	7	100.0%	20	20
Mason Oaks	268	214	79.9%	619	776
Morris Subdivision	72	0	0.0%	0	208
Moss Creek	137	137	100.0%	396	396
North Wake Forest	1	1	100.0%	3	3
Northampton	283	283	100.0%	819	819
Oakwood Estates	37	36	97.3%	104	107
Northeast Community	347	300	86.5%	868	1,004
Olde Mill Stream	205	205	100.0%	593	593
Olde Wake Forest	9	9	100.0%	26	26
Oiwyn Parish	38	38	100.0%	110	110
Orchard Park	29	29	100.0%	84	84
other	5	5	100.0%	14	14
Park Place at Cimarron	52	52	100.0%	150	150
Paul Paschal	15	11	73.3%	32	43
Pemberley	123	123	100.0%	356	356
Pine Terrace	14	14	100.0%	41	41
Pineview Estates	69	66	95.7%	191	200
Porto Fino	121	121	100.0%	350	350
Prestwicke	84	82	97.6%	237	243
Radford Glen	165	36	21.8%	104	477
Regency at Heritage	67	56	83.6%	162	194
Remington Woods	62	57	91.9%	165	179
Reynolds Mill	196	196	100.0%	567	567

Single Family
Detach

Richland Creek	12	12	100.0%	35	35
Richland Hills	369	369	100.0%	1,068	1,068
Riverstone	48	48	100.0%	139	139
Rosedale (Averette) (Phases 1-12)	296	122	41.2%	353	857
Saddle Run	34	34	100.0%	98	98
Sedgefield	86	86	100.0%	249	249
Shearon Farms	72	72	100.0%	208	208
Smith Creek	170	170	100.0%	492	492
South Main	190	174	91.6%	504	550
Spring Park	15	15	100.0%	43	43
Spring Valley	21	21	100.0%	61	61
St Andrews Plantation	89	89	100.0%	258	258
St Ives	114	112	98.2%	324	330
Stadium	6	6	100.0%	17	17
Staffordshire	193	193	100.0%	558	558
Stonegate	573	573	100.0%	1,658	1,658
Stonemill Falls	134	134	100.0%	388	388
Summerwoods	29	29	100.0%	84	84
Swan's Cove	24	24	100.0%	69	69
The Bluffs at Joyner Park	50	50	100.0%	145	145
The Meadows	104	104	100.0%	301	301
The Reserve	37	29	78.4%	84	107
Thornrose	175	175	100.0%	506	506
Traditions Southeast	70	70	100.0%	203	203
Traditions Ph 1 & 2 (Incl. Southwest)	495	495	100.0%	1,432	1,432
Trinity Park	12	12	100.0%	35	35
Tryon (Incl. the Green at Tryon)	310	310	100.0%	897	897
Twin Creeks at Olde Mill Stream	56	56	100.0%	162	162
Tyler Run	113	113	100.0%	327	327
Vernon Park	23	23	100.0%	67	67
Village at Olde Mill Stream	65	65	100.0%	188	188
Wallridge	113	113	100.0%	327	327
Willow Deer Addition	14	14	100.0%	41	41
Windsor Park	46	46	100.0%	133	133
Woodside at Olde Mill Stream	30	30	100.0%	87	87
Subtotal	14,938	13,805		39,948	43,226
Percent of Total	57.2%	67.6%		68.9%	59.0%

Life Church	60	60	100.0%	60	60
Bostwick Hall	25	25	100.0%	25	25
Brookdale Wake Forest	45	45	100.0%	45	45
Cadence at Wake Forest	60	60	100.0%	60	60
Chantilly Care Home	6	6	100.0%	6	6
Crenshaw Trace	68	68	100.0%	68	68
Goldston Hall	67	67	100.0%	67	67
Highland Reserve	157	0	0.0%	0	157
Hillside Nursing Home	150	150	100.0%	150	150
Huntington Springs	84	84	100.0%	84	84
Lodge at Wake Forest	118	118	100.0%	118	118
Lolley Hall	27	27	100.0%	27	27
The Crossing at Heritage	120	120	100.0%	120	120
Traditions Grande Care Facility	84	0	0.0%	0	84
Turnberry Apartments	40	40	100.0%	40	40
Subtotal	1111	870		870	1111
Percent of Total	4.3%	4.3%		1.5%	1.5%

GRAND TOTAL	26,135	20,409		58,007	73,313
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The population estimate for renter occupied (apartments) uses an average of 2.45 persons per dwelling unit/household. The population estimate for owner-occupied (condominiums, townhomes, and single-family homes) uses an average of 2.92 persons per dwelling unit/household and a 99.1% occupancy rate (Source: 2021 American Community Survey - Town of Wake Forest, North Carolina). Age-restricted communities may utilize a different household size multiplier. Additionally, if a Certificate of Occupancy (CO) has been issued, staff presumed persons had established residency. *Apartments occupancy rate is estimated at 96.5% (avg renter occupancy per 2021 ACS) unless otherwise specified by the property owner. ** Group Quarters - staff estimated 1.00 persons per bedroom, unless indicated otherwise by the home.