

Community Characteristics

Draft



Troutman 2055



COMPREHENSIVE PLAN

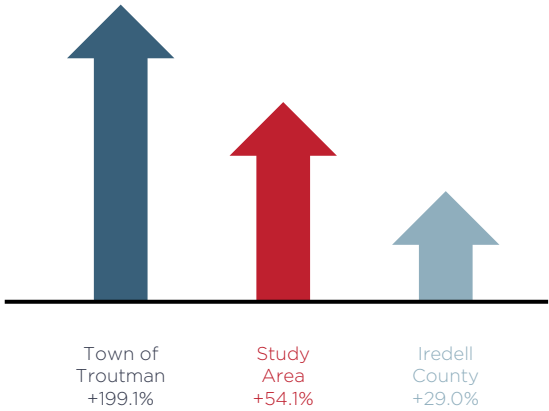
Population



Population Trends

Between 2010 and 2025, the Town of Troutman outpaced the Study Area and County in population growth, increasing by nearly 200% adding approximately 5,488 new residents. This represents an annual growth rate of 7.6%, compared to 2.9% in the Study Area, and 1.7% in the County.

Comparison of Population Growth (2010–2025)



Source: ESRI Business Analyst Online (BAO)

Total Population (2025)

8,245
Town of Troutman

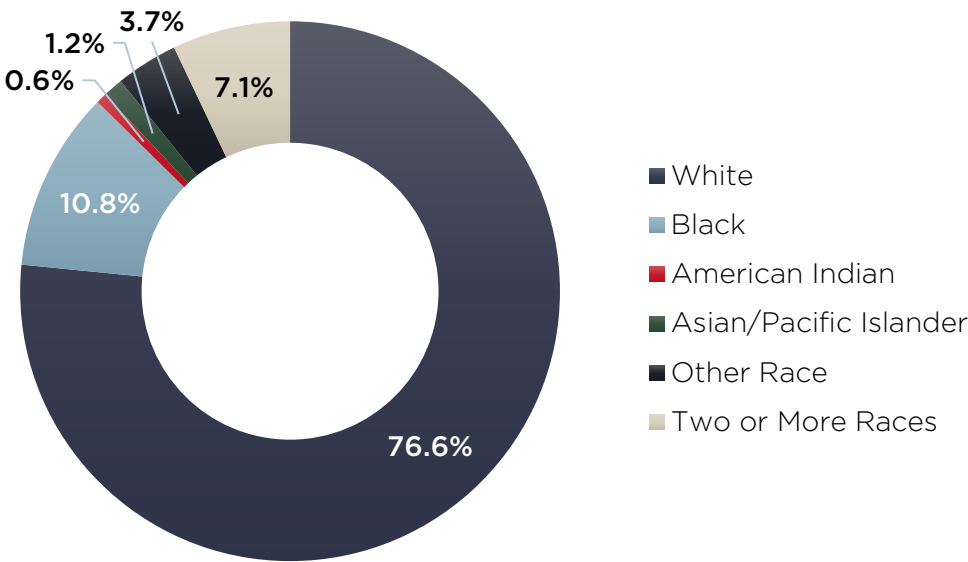
23,381
Study Area

205,643
Iredell County

Source: ESRI BAO

White residents account for the largest share in Troutman at 76.6%, followed by Black residents at 10.8%. Hispanic or Latino residents, who may be of any race, make up 8.3% of the Town’s population.

Race (2025)

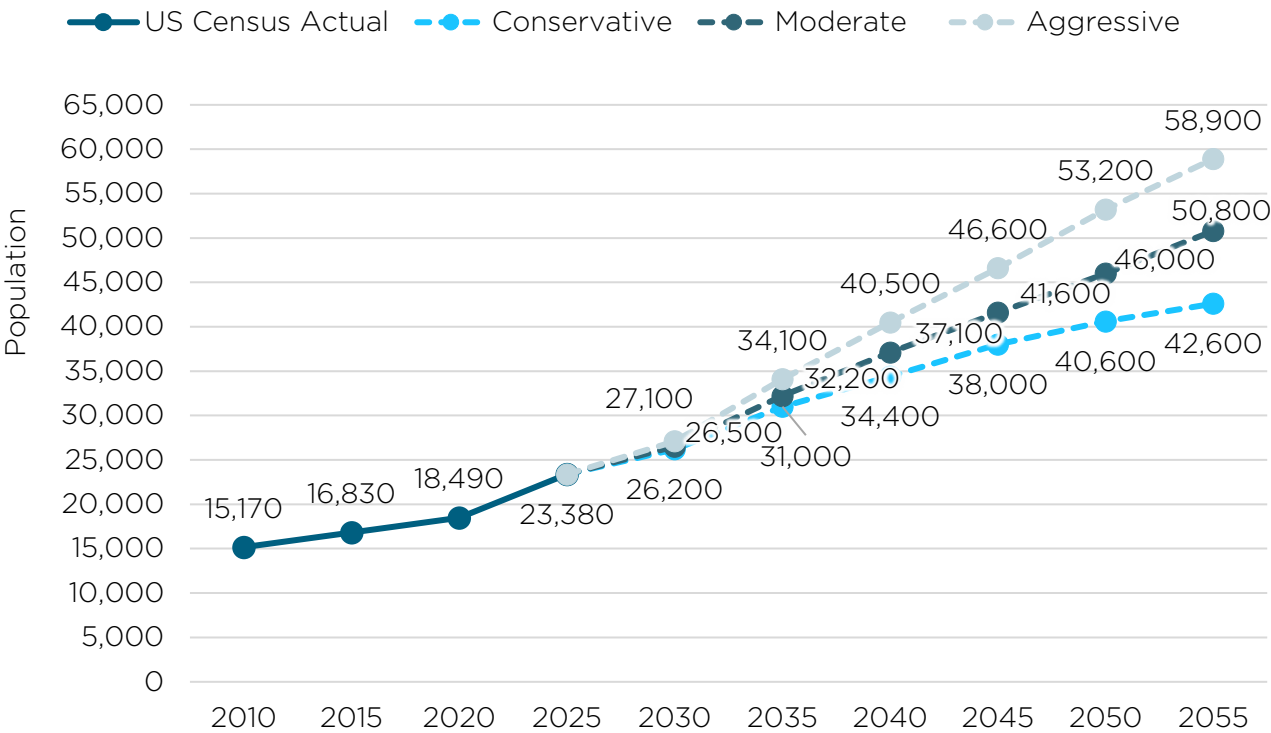


Growth Scenarios

Population projections for the Study Area were developed using a scenario-based approach to reflect a range of potential growth outcomes through 2055.

Between 2025 to 2055, the Study Area population is could experience population growth from 23,381 residents in 2025 to between approximately 42,600 and 58,900 residents by 2055, an addition 19,200 to 35,500 new residents.

Population Growth Scenario – Entire Study Area (2010–2055)

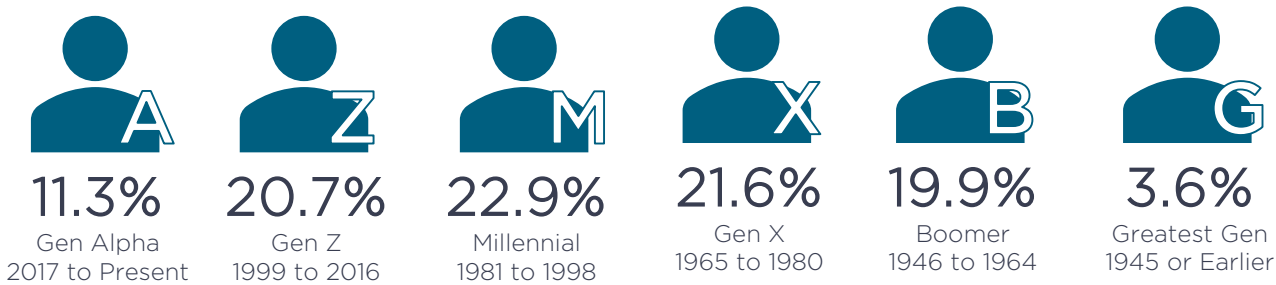


Source: North Carolina State Office of Budget and Management, Metrolina Transportation Zone, ESRI BAO, Kimley-Horn

Age Cohort Trends

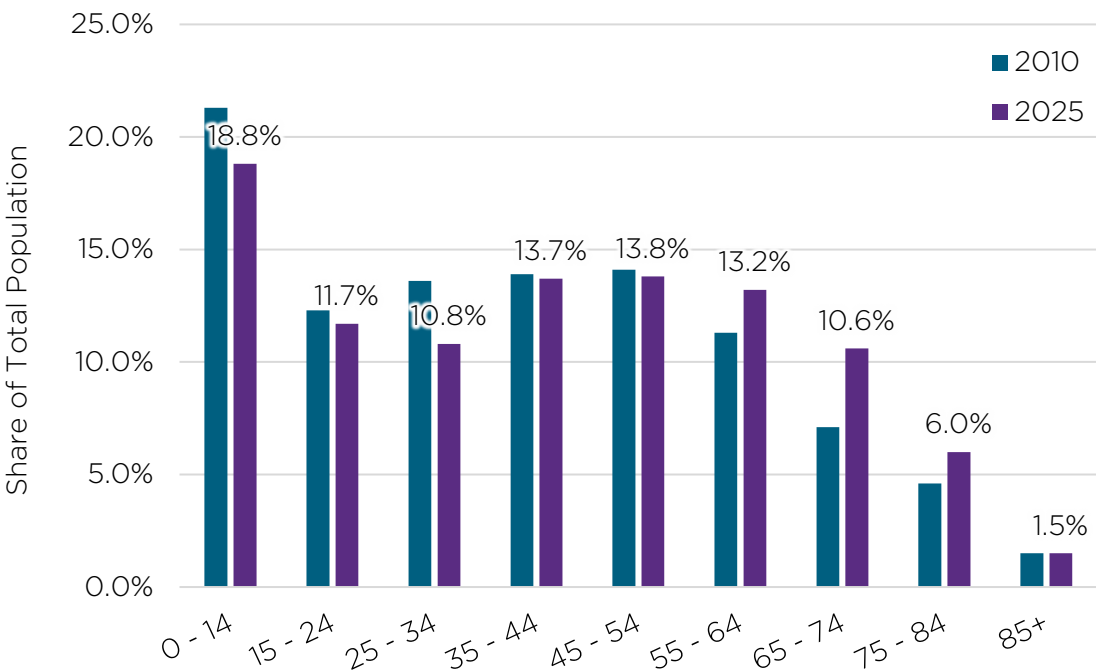
Troutman’s population is anchored by Millennials and Gen X, indicating a community largely composed of working-age adults and families. Troutman is experiencing a clear shift toward an older population, with notable growth in residents aged 55 and older. While the core working-age population remains stable, the increase in senior cohorts points to rising demand for healthcare, accessible housing, and supportive services. At the same time, the slight decline in younger age groups may indicate a need to attract and retain young families to maintain long-term population balance.

Population by Generation (2025)



Source: ESRI BAO

Population by Age (2010-2025)

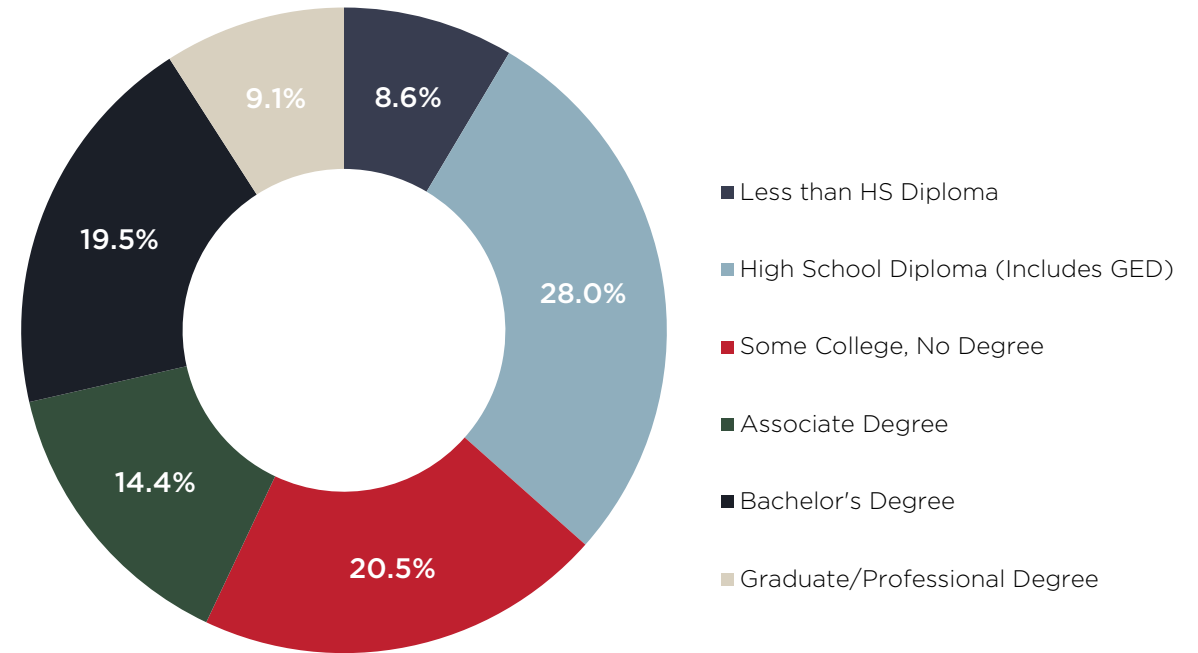


Source: ESRI BAO

Education

Troutman's population is largely educated, with 91.4% of residents holding at least a high school diploma. Nearly half of residents (48.5%) have a high school degree with no additional education. At the same time, 43.0% of residents have attained a higher degree, including 14.4% with an associate degree, 19.5% with a bachelor's degree, and 9.1% with a graduate or professional degree. An additional 20.5% of residents have some college but no degree. Only 8.6% of residents lack a high school diploma, indicating relatively high overall educational attainment.

Educational Attainment (2025)



Source: ESRI BAO

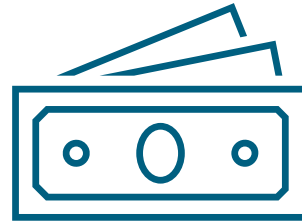
Population Overview

Per Capita Income



\$45,692

Median Net Worth



\$389,410

Median Household
Income



\$91,540

Total Businesses



215

Total Employees

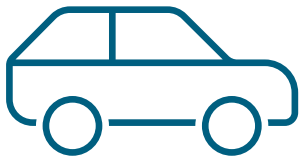


2,492

Population Overview

Commute

Drive Alone to Work



69.5%

Have 7+ Hours Commute/Week



21.8%

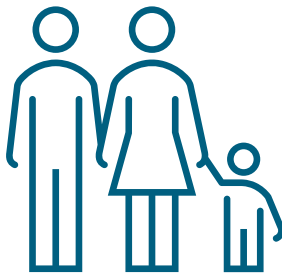
Key Facts

Population



8,245

Median Age



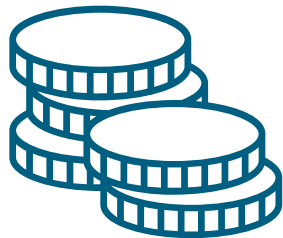
41.5

Households



3,131

Median Disposable Income



\$74,677

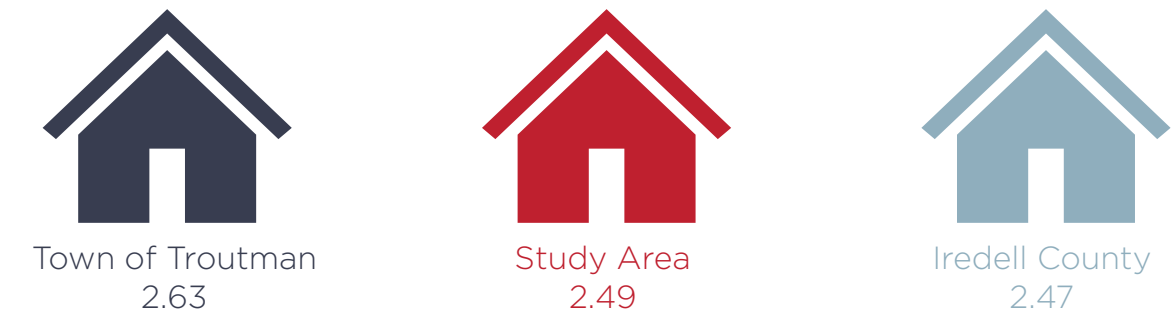
Households



Households

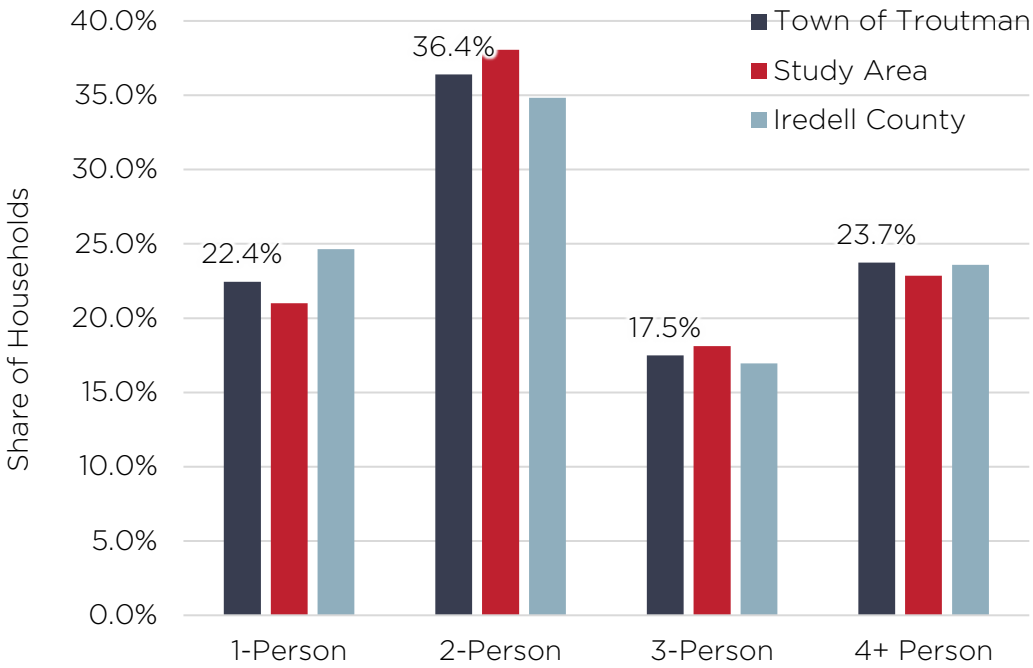
Troutman experience rapid household growth, increasing from 1,039 households in 2010 to 3,131 in 2025, representing a 201.3% increase, outpacing the Study Area (53.3% growth) and Iredell County (35.0% growth). Household sizes remain slightly larger in Troutman, averaging 2.63 persons per household, compared to the Study Area and County. Suggesting that much of Troutman’s growth is being driven by family-oriented households rather than smaller or single-person households.

Average Household Size (2025)



Source: ESRI BAO

Comparison of Households (2025)

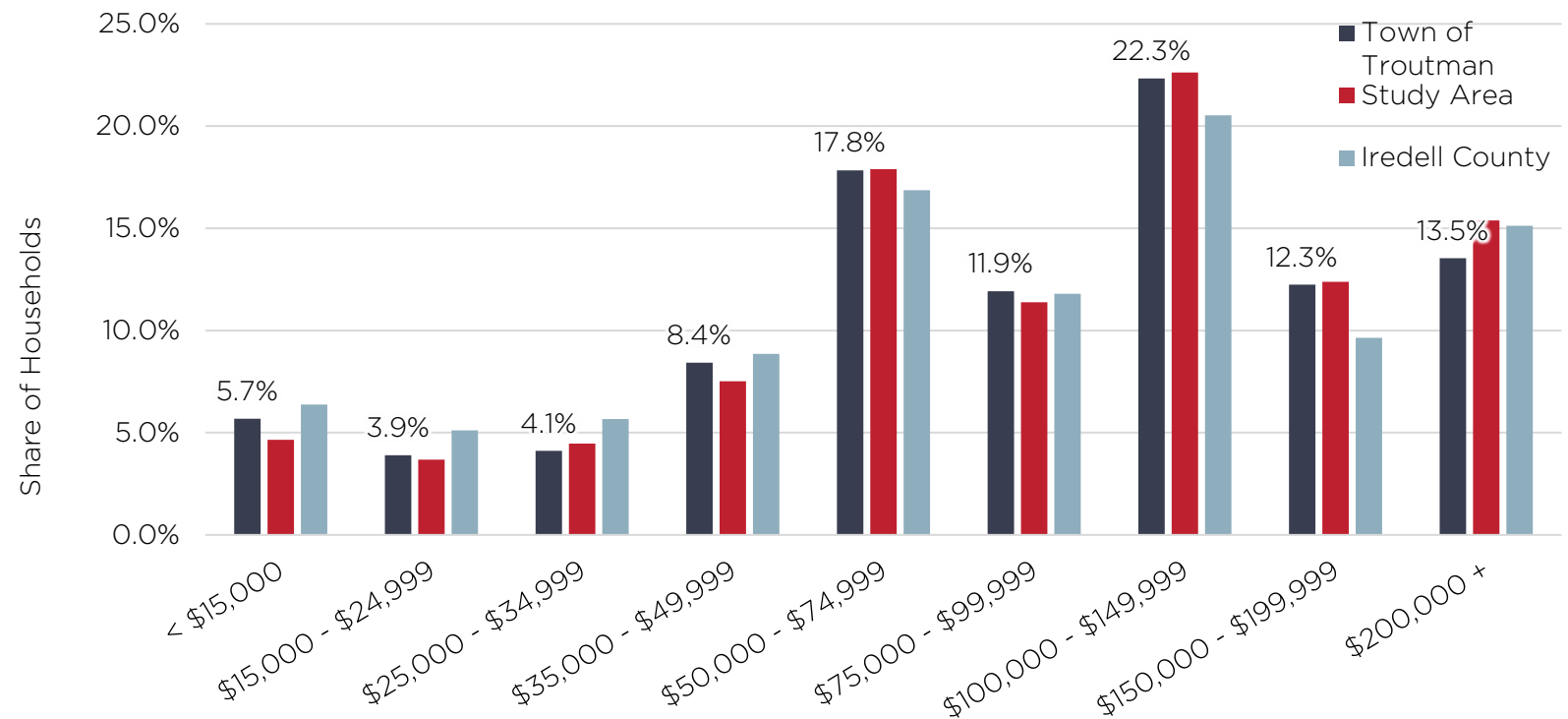


Source: ESRI BAO

Household Incomes

The Town of Troutman has a large concentration of high-income earning households, with nearly half of total households earning at least \$100,000 annually. In contrast, lower-income households represent a smaller portion of the population, with 5.7% earning less than \$15,000 and relatively modest shares across other sub-\$50,000 brackets.

Comparison of Incomes by Income Cohort Group (2025)



Source: ESRI BAO

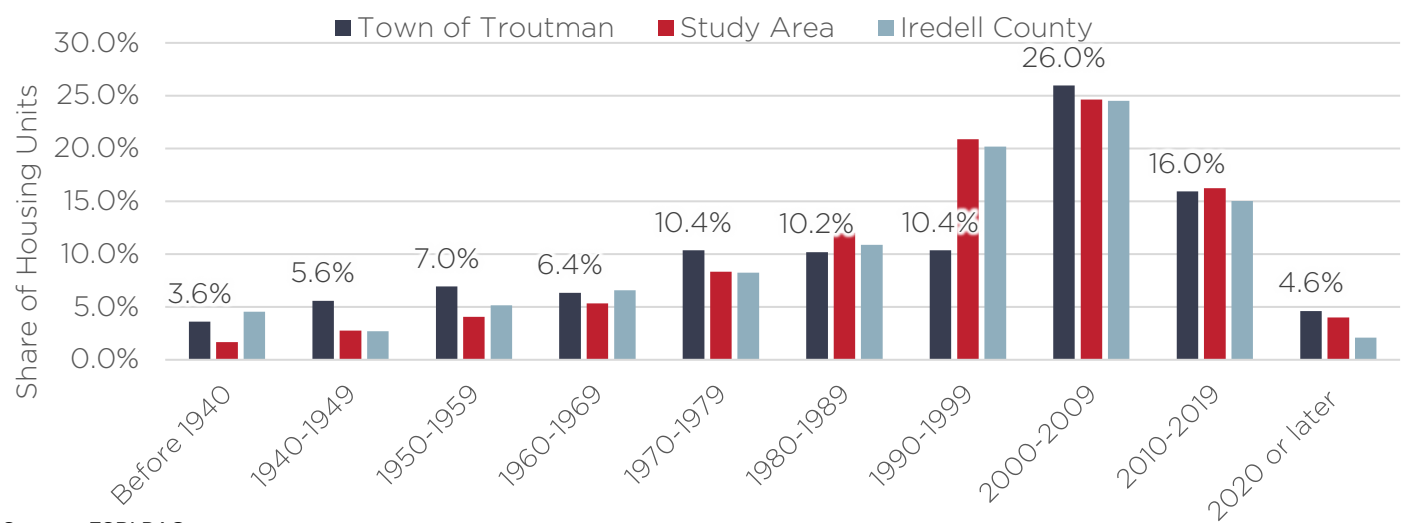
Housing Types



Housing

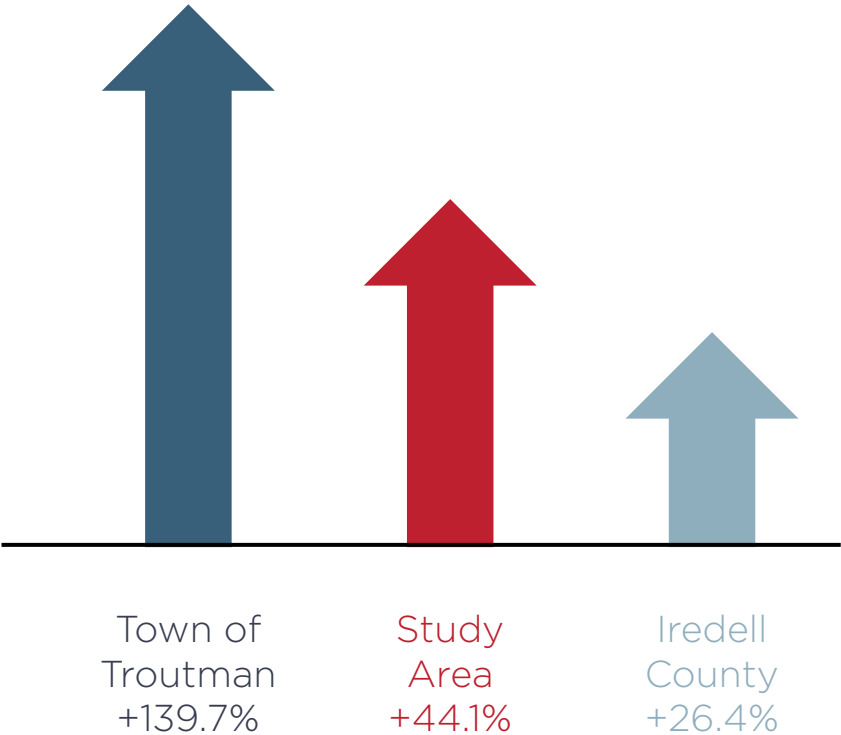
Between 2010 and 2025, the total number of housing units in the Town of Troutman increased by nearly 140%, representing 2,228 new housing units. This trend is in line with the Study Area and Iredell County, which have both experienced increases during this period. Troutman's housing stock is relatively newer, with the 26.0% built between in the 2000s and continued growth through the 2010s.

Comparison of Housing Units by Decade Completed (2025)



Source: ESRI BAO

Comparison of Housing Units Growth (2025)

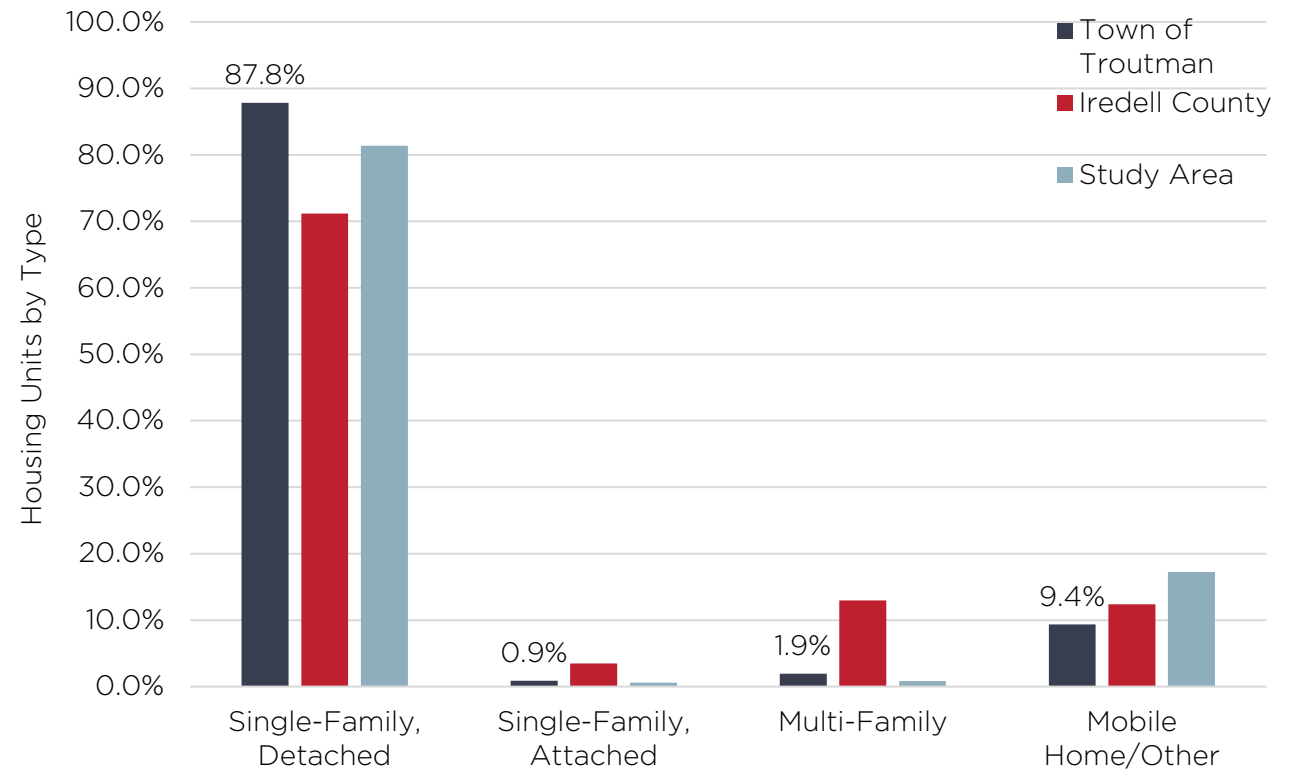


Source: ESRI BAO

Housing Types

Troutman's housing stock is primarily single-family detached units (87.8%), significantly higher than both the Study Area and Iredell County. In contrast, missing middle housing types are limited, with only 0.9% single-family attached and 1.9% multifamily units. Mobile homes and other housing types account for a modest 9.4%, but overall, the Town's housing composition reflects a strong preference for low-density, suburban development patterns with limited availability of alternative housing types.

Comparison of Housing Units by Type (2025)

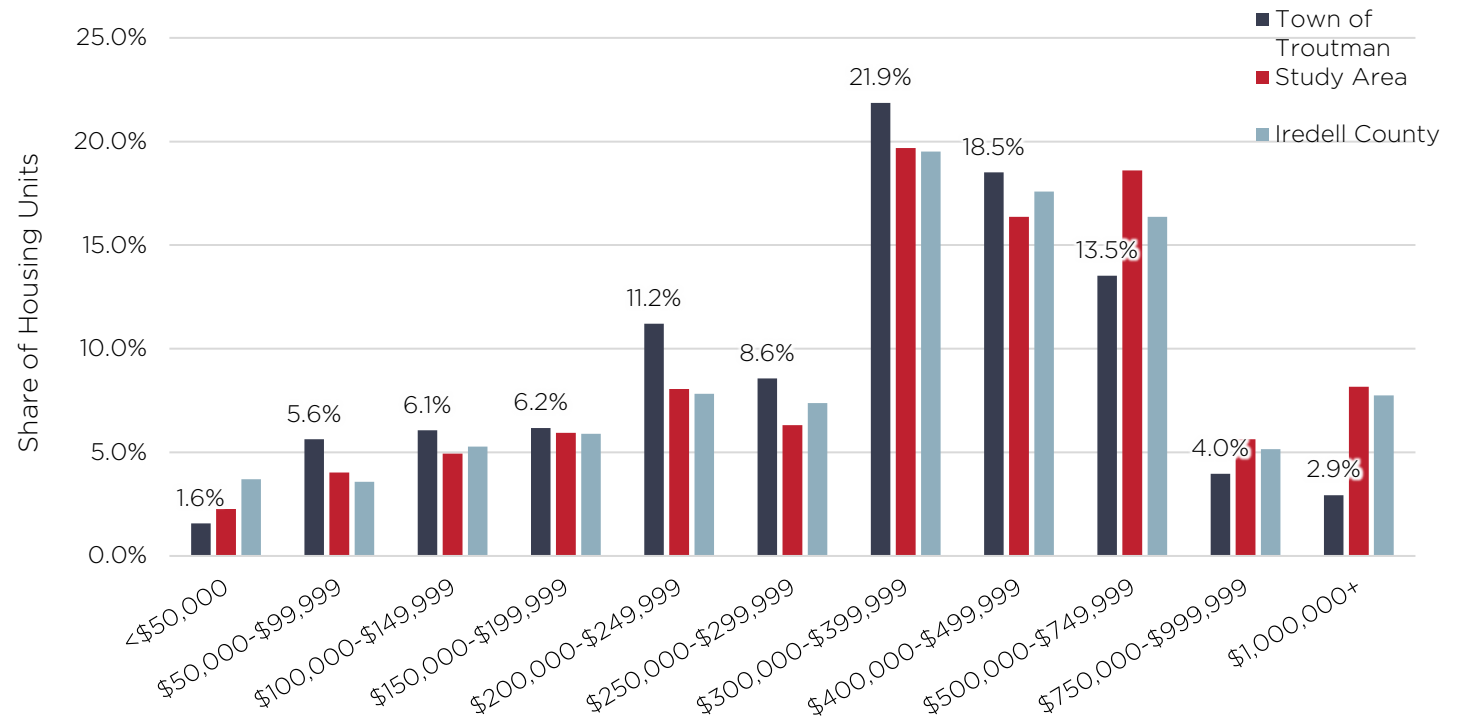


Source: ESRI BAO

Housing Values

Troutman's housing values are concentrated in the mid-price ranges, with the largest share of homes valued between \$300,000 and \$399,999, followed by strong representation in the \$400,000 to \$499,999 range. Compared to the Study Area and Iredell County, Troutman has a higher concentration of homes in the \$250,000 to \$399,999 range, indicating a relatively attainable ownership market. Troutman's housing stock reflects a moderately priced market centered on attainable, move-up housing options.

Comparison of Housing Values (2025)



Source: ESRI BAO

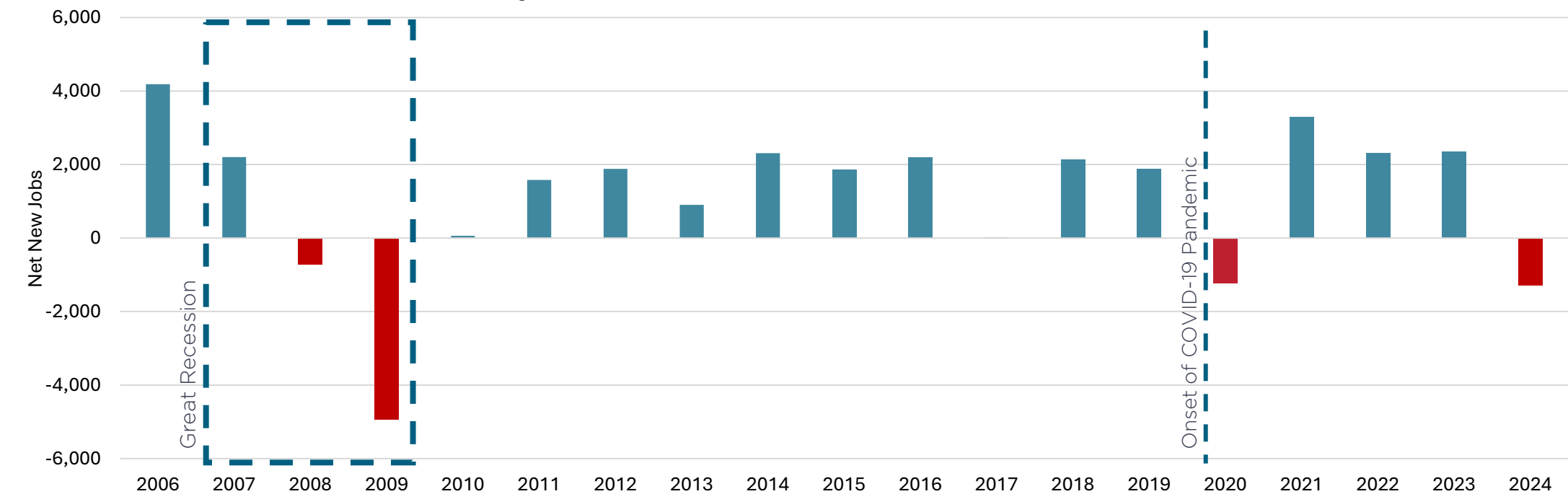
Economy



Economy

Iredell County’s job growth has been generally positive but with notable sensitivity to broader economic conditions. The County experienced a significant decline during the Great Recession, losing nearly 5,000 jobs in 2009, followed by a steady recovery throughout the 2016. The County experienced a brief decline during the pandemic in 2020, but rebounded quickly with strong job growth in 2021, fully recovering losses and continuing its upward trajectory.

Net New Jobs, Iredell County (2006 - 2024)



Source: NC LEAD

Employment

Troutman’s employment base has increased by 35.5% between 2018 and 2023. The largest gains occurred in Retail Trade (+471 jobs), Administrative and Waste Services (+55 jobs), and Professional and Technical Services (+52 jobs). On the other hand, Manufacturing declined by 154 jobs (-16.6%), indicating a shift away from traditional industrial employment.

White Collar



58.7%

Blue Collar



28.6%

Service Providers



12.7%

Source: ESRI BAO

Employment Trends (2018-2023)

Industry Classification	2018	2023	2018-2023 Δ	
			#	%
Retail Trade	254	725	471	185.4%
Administrative and Waste Services	33	88	55	166.7%
Professional and Technical Services	44	96	52	118.2%
Educational Services	39	81	42	107.7%
Other Services, Ex. Public Admin	22	59	37	168.2%
Accommodation and Food Services	188	224	36	19.1%
Transportation and Warehousing	10	36	26	260.0%
Health Care and Social Assistance	105	127	22	21.0%
Finance and Insurance	17	38	21	123.5%
Public Administration	26	44	18	69.2%
Agriculture, Forestry, Fishing & Hunting	0	11	11	#DIV/0!
Wholesale Trade	104	110	6	5.8%
Management of Companies and Enterprises	0	5	5	#DIV/0!
Information	2	6	4	200.0%
Construction	57	58	1	1.8%
Arts, Entertainment, and Recreation	3	4	1	33.3%
Mining	0	0	0	#DIV/0!
Utilities	0	0	0	#DIV/0!
Real Estate and Rental and Leasing	5	4	-1	-20.0%
Manufacturing	930	776	-154	-16.6%
Total	1,839	2,492	653	35.5%

Source: LEHD

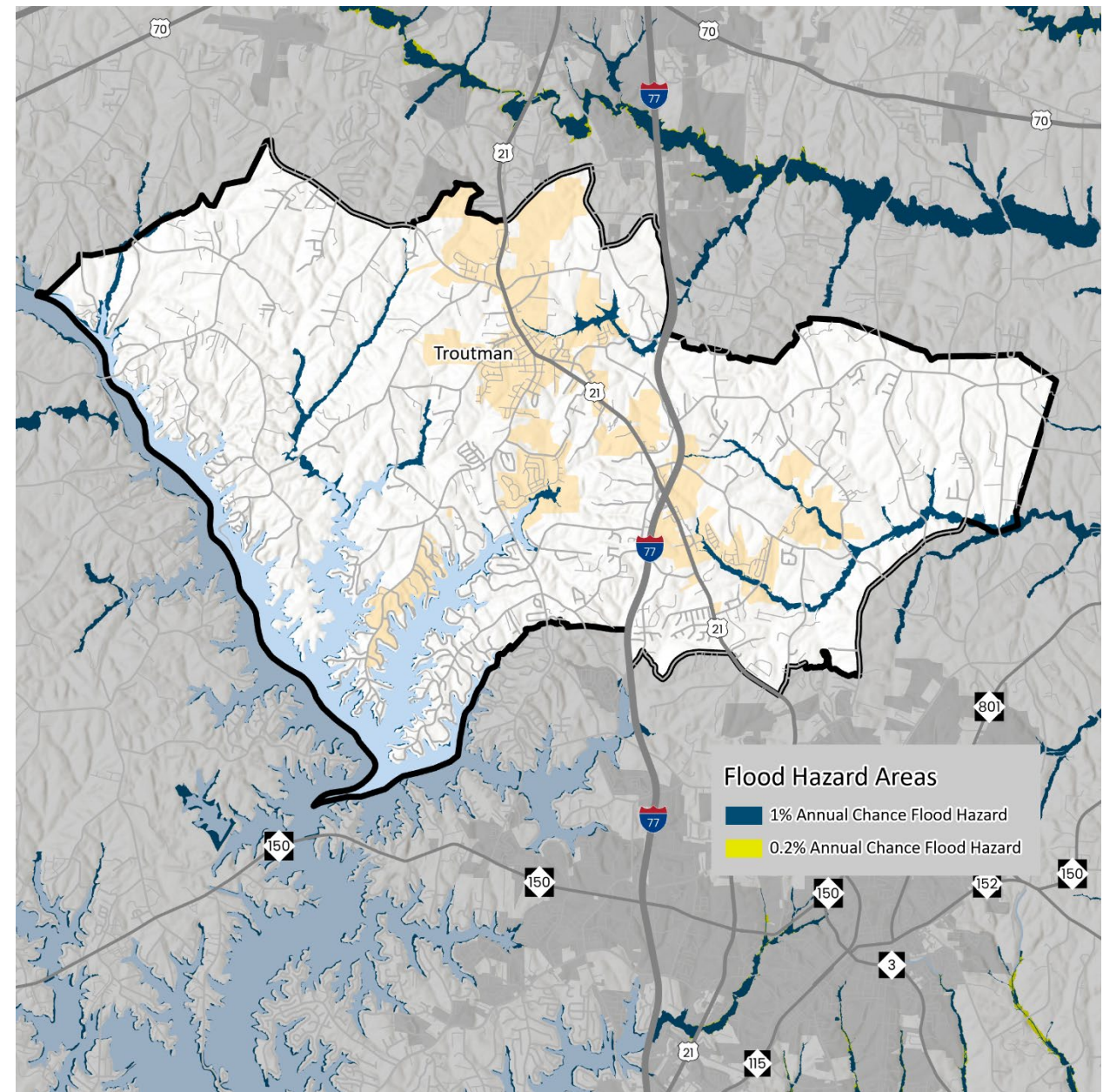
Natural Environment



Flood Hazard Areas

Flood hazard zones are areas that are prone to flooding due to their geographical location and environmental conditions. Mapping these areas helps in identifying areas at risk and implementing measures to mitigate potential damage. It also ensures that new developments are built with flood resilience in mind, reducing risk to lives and property. This map shows the flood hazard area zones within the study area.

Source: FEMA Flood Hazard Areas

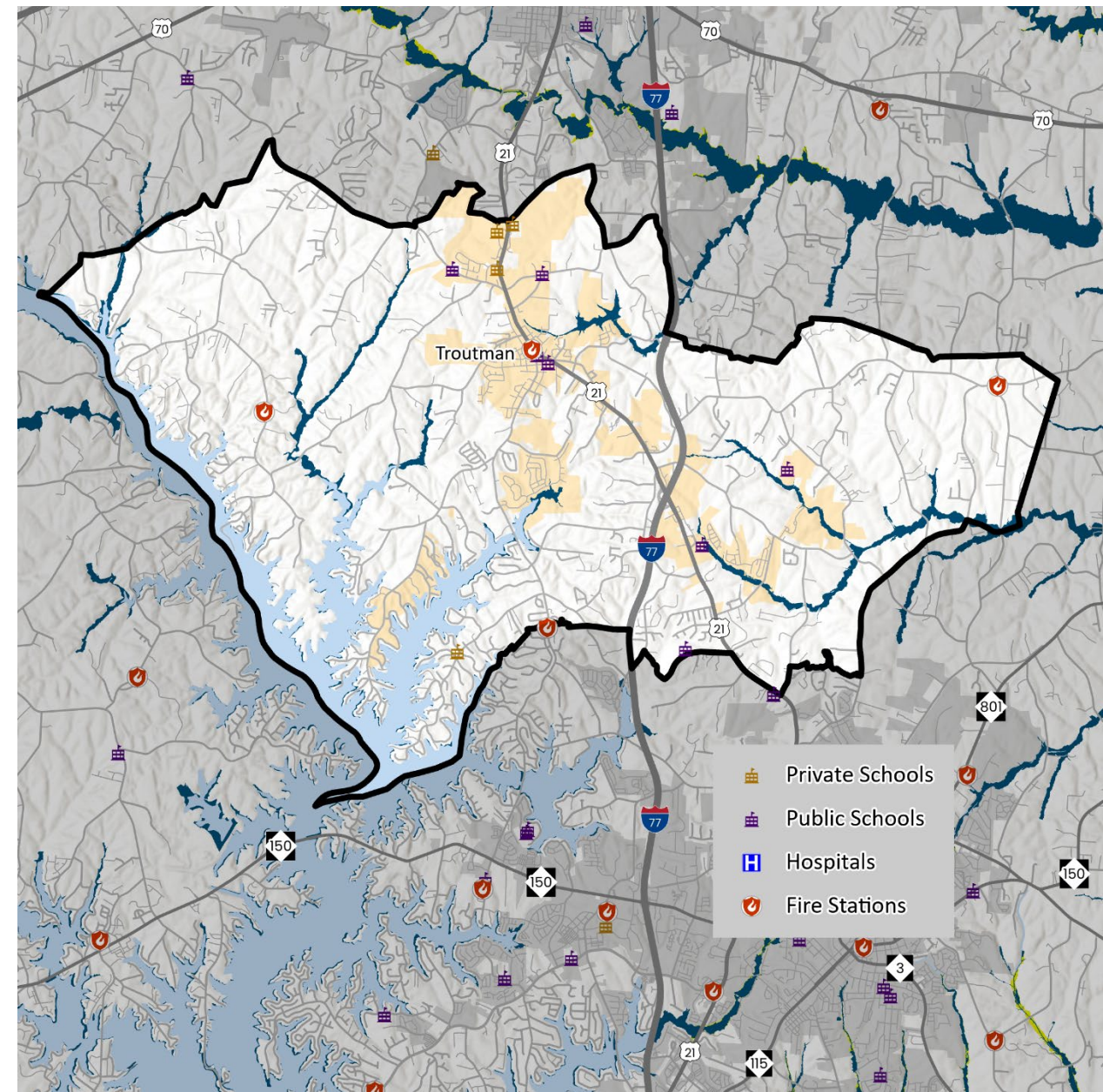


Built Environment



Community Facilities

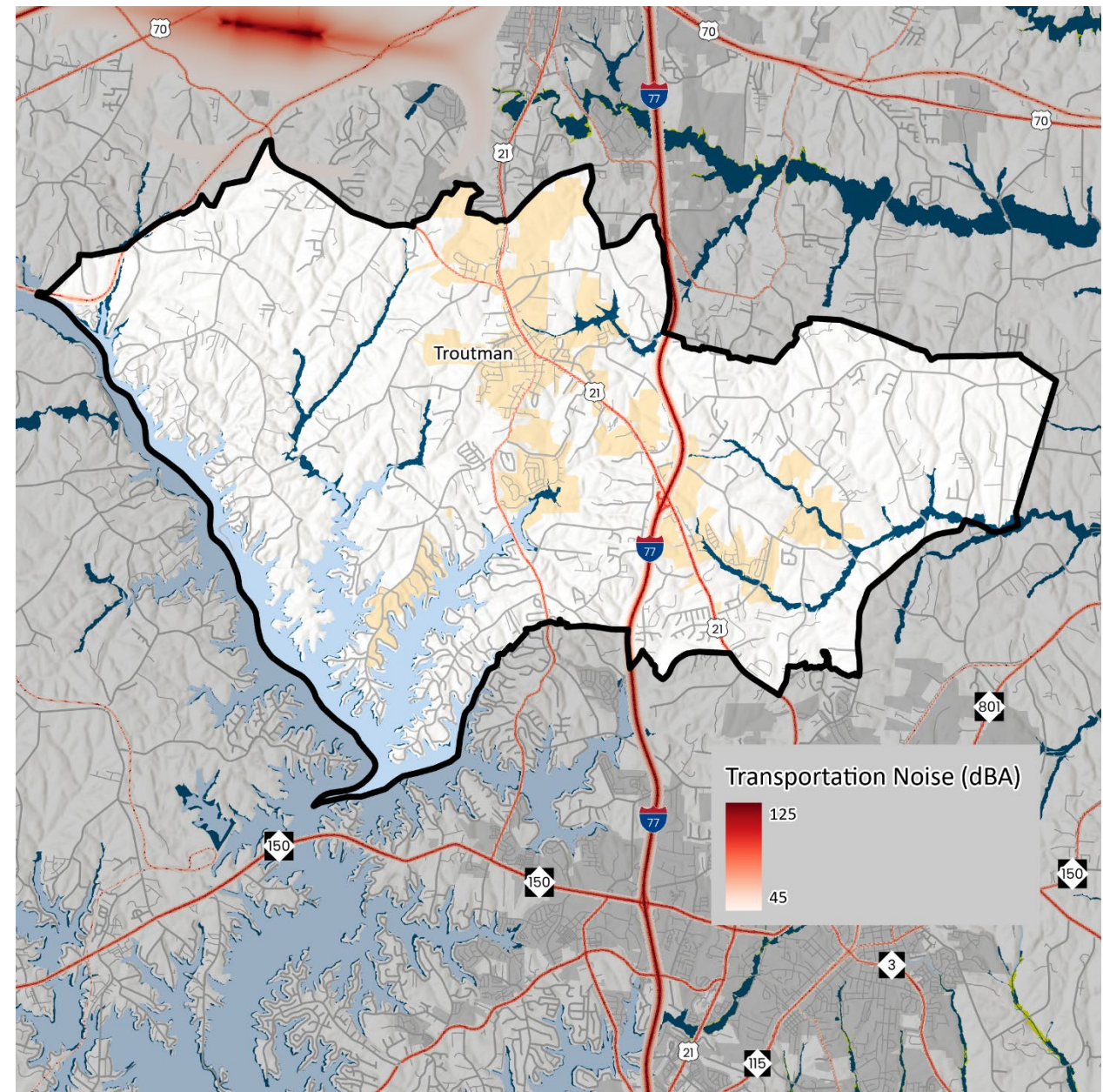
The map highlights key community facilities such as schools, fire stations, and hospitals. The study area is currently served by four fire stations, providing coverage throughout Troutman. However, there is a notable gap in access to hospital services, with the nearest hospital located in Statesville. Community members have expressed interest in and a need for additional medical facilities closer to Troutman to improve access to healthcare.



Transportation Noise

Noise pollution is an often-overlooked environmental issue that can negatively affect human health and quality of life. While it is commonly viewed as a nuisance, prolonged exposure to noise can contribute to high blood pressure, sleep disruption, hearing loss, and increased stress. In Troutman, the major source of transportation noise comes from freight. Understanding the impacts and location of noise pollution can better inform and mitigate these challenges in future planning.

Source: USDOT Bureau of Transportation Statistics



Troutman 2055

COMPREHENSIVE PLAN