



Cabarrus County
2025 Trends Report

The View

Table of Contents

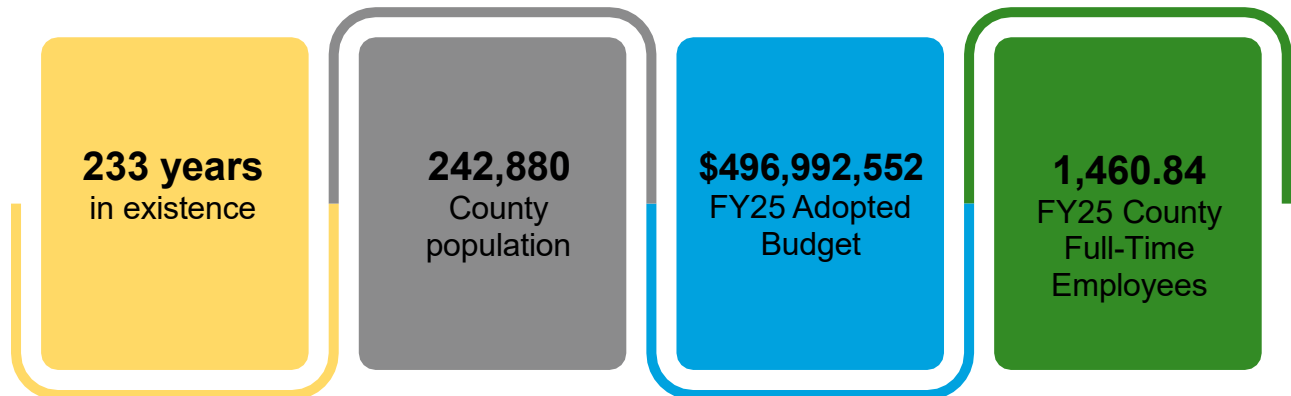
About the County	3
Strategic Plan & Values	5
County Budget Insights	7
Population & Demographics	8
Health & Quality of Life.....	10
Housing	13
Local Economy	14
Land Development & Environment.....	18
Summary & Contact Information	20

About Cabarrus County

Cabarrus County, incorporated in 1792, is in the Piedmont section of the State of North Carolina and is bordered on the north by Rowan and Iredell counties, on the east by Stanly County, on the south by Union County and on the west by Mecklenburg County. Cabarrus encompasses approximately 230,400 acres.

There are six municipalities in the County, the largest of which is the City of Concord (the County seat). Concord is approximately 124 miles from the City of Raleigh and 18 miles northeast of the City of Charlotte. The second largest municipality is the City of Kannapolis. The towns of Mount Pleasant, Harrisburg, Midland and Locust are smaller municipalities in the county.

Property taxes are the largest source of revenue for county governments. State legislation guides the process by which counties levy property tax on both real and personal property located within its boundaries. The 2025 property tax bill is based on the January 1, 2024, value of property and tax rates set by County and municipal officials in June.



Organizational Structure



Cabarrus County Board of Commissioners

(left to right):

Lynn Shue, Laura Lindsey Blackwell (Vice Chair),
Chris Measmer (Chair), Larry Pittman and Kenny
Wortman.

Structure: The County has operated under the Board of Commissioners-County Manager form of government since 1976.

Board authority: Policy-making and legislative authority are vested in a governing board consisting of five commissioners. The governing board is responsible for, among other things, passing ordinances, adopting the budget, appointing committees and hiring the County Manager, Clerk to the Board, Tax Administrator and County Attorney.

Board election process: Board members are elected on a partisan basis, serving four-year staggered terms, with new members (two or three) elected every two years.

County Manager's role: The County Manager serves as the chief executive and is responsible for carrying out the policies and ordinances of the governing board, overseeing the day-to-day operations of the government and appointing the heads of the various departments.

Organizational chart: The County's departments operate under the guidance of the County Manager, Deputy County Manager and Assistant County Manager.

Cabarrus County Strategic Plan and Values



Strategy Development and Implementation

In 2023, Commissioners unanimously approved working with Centralina Regional Council (Centralina) to develop a board-guided strategic plan that sets priorities and provides a framework for future business operations. This initiative began with conversations that signaled a renewed appreciation for staff contributions to the community. Then, County staff helped compose a plan informed by a deep understanding of our organization and the needs of our residents. Over 900 staff inputs were collected to inform the plan.

This strategy challenges us to act intentionally and decisively as we enhance our workplace, improve processes, and align our efforts to five goal areas. The strategy also solidifies our commitment to delivering quality work while holding us accountable for fulfilling state-assigned responsibilities, including local education, safety, economic and physical development, health and human services, and environmental protection.

In Spring 2024, County staff proposed ideas to make progress in each goal area. County management reviewed the ideas and made a final recommendation in alignment with the County’s Fiscal Year 2025 budget (FY25). The full recommendation for strategy implementation can be found under the County’s Strategic Plan webpage, cabarruscounty.us/Strategy.

Goals

- Engagement: Strengthen community ties to increase understanding, participation and trust
- Advancement: Create pathways for upward economic mobility to support a prosperous and sustainable future for our community
- Workplace Culture: Support employees through shared actions, values and culture to deliver exceptional service and become an employer of choice
- Stewardship: Responsibly manage resources and care for assets to support the interests of our community
- Innovation: Modernize county government to meet current and future needs, improve efficiency and raise the level of accountability.

Review the full **FY25 Strategy Scorecard** to learn more about strategy projects under each goal, progress updates and next steps:

<https://www.cabarruscounty.us/files/assets/public/v/3/strategy/documents/strategic-plan-scorecard.pdf>.



CABCO VALUES













County Budget Insights

County residents can now determine how their tax dollars are spent through a new online app that can be accessed through the County’s website:

<https://www.cabarruscounty.us/Government/Departments/Budget-and-Evaluation/Tax-Bill-Explainer>.

Using the estimated 2024 median home value in Cabarrus County, \$360,000, the “By Function” tax bill explainer shows estimated property taxes split between the large government functions below:

Your unofficial Cabarrus County portion of property Tax Receipt

Cabarrus County	\$2,073.60
Education 	\$702.17
Public Safety 	\$429.66
Contribution to Community Investment Fund 	\$317.56
Human Services 	\$267.25
General Government 	\$245.25
Culture and Recreation 	\$60.32
Economic and Physical Development 	\$38.80
Contribution to Arena 	\$6.74
Contribution to Landfill Fund 	\$5.52
Contribution to Community Development Block Grant 	\$0.34

Total: \$2,073.60

While the “By Function” tile takes you to a breakdown that includes overall government services, the “By Department” tile breaks down functions by individual departments within those larger functions. Users can toggle between the two sections in the app.

Note: The figures account for Cabarrus County property taxes only; fire or municipal taxes are not included.

Population & Demographics

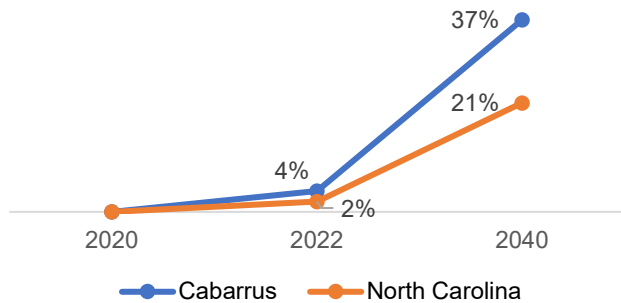
Fast Facts

- 65 or older: **14%**
- Median Age: **38.1**
- Veterans: **6.2%**

Population Growth & Projections

- Cabarrus County population grew by **9,990** people between 2020 and 2022.
- Population growth is projected to increase by **87,443** through 2040.
- Cabarrus is projected to grow at a faster rate than the state overall, with a 4% increase between 2020 and 2022, leading to a 37% growth rate by 2040, according to Carolina Demography

Growth Rate
2020-2022 vs 2022-2040



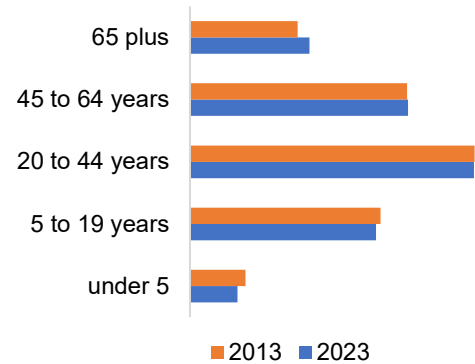
(<https://carolinaacross100.unc.edu/data/county-profiles/>).

Demographics

Cabarrus residents are slightly older and increasingly diverse:

RACE REPORTED	2020	2023	% CHANGE
ASIAN	11,984	16,109	34%
Black or African American	42,622	47,039	10%
Hispanic or Latino	27,263	31,100	14%
White	137,756	136,157	-1%
Some Other Race	14,863	17,517	18%
Two or More races	17,309	22,500	30%

Resident Ages



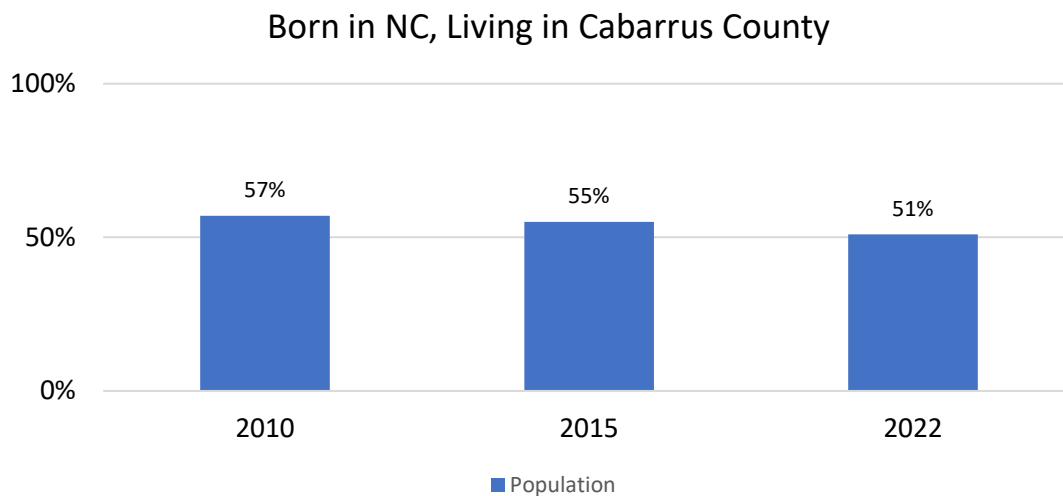
Data from U.S. Census:

[https://data.census.gov/profile/Cabarrus County, North Carolina?q=050XX00US37025](https://data.census.gov/profile/Cabarrus%20County,%20North%20Carolina?q=050XX00US37025)

Foreign-born residents account for **11.2%** of the county’s population, up from **7.8%** in 2013. Naturalized U.S. citizens account for **38.6%** of the foreign-born population while non-U.S. citizens make up **61.4%**.

Between 2013 and 2023, the percentage of languages other than English spoken at home increased by 5.9%. The 2023 American Community Survey One-year estimates show **17.2%** of the county population speaking a language other than English:

- 9.7% speak Spanish
- 2.6% speak other Indo-European languages
- 4.2% speak Asian and Pacific Islander languages
- 0.6% speak other languages



County migration patterns

Resident mobility has increased, with more residents moving from out of state than 10 years ago.

RESIDENT MOBILITY IN THE LAST YEAR	2013	2023
Moved within the same county	5.00%	5.50%
Moved from different county, same state	4.00%	4.90%
Moved from a different state	2.30%	2.80%
Moved from abroad	0.10%	0.50%

From 2016-2020, most residents migrating out of Cabarrus County moved to surrounding counties, while migration into the county occurred from Florida, New York, and in-state migration within North Carolina.

For all data used in the calculation, the overall net migration for 2016-2020 was **-391**, compared to the overall net migration from 2015-2019 at **1,025**.

Source: U.S. Census, [https://data.census.gov/profile/Cabarrus County, North Carolina?q=050XX00US37025](https://data.census.gov/profile/Cabarrus%20County,%20North%20Carolina?q=050XX00US37025)

Health & Quality of Life

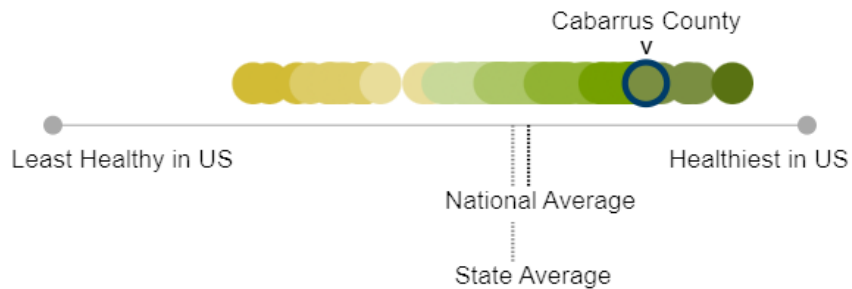
Fast Facts:

- Children in poverty: **10%** (17% in North Carolina)
- Food insecurity: **9%**
- Adults 65+ living alone: **19.6%** (22.5% in North Carolina)
- Suicide rate: **10.3** per 100,000

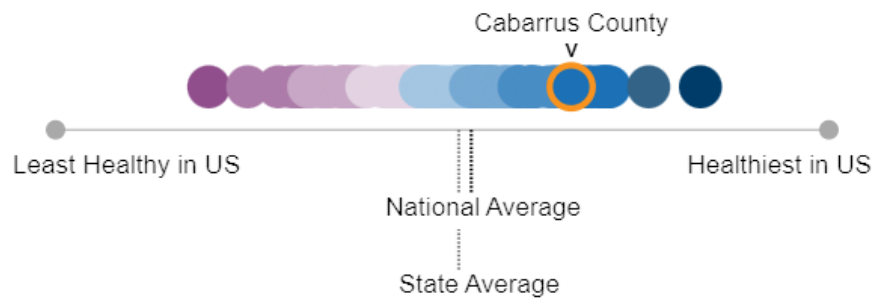
According to the 2024 County Health Rankings (<https://www.countyhealthrankings.org/health-data/north-carolina/cabarrus?year=2024>), Cabarrus is healthier than the average county in North Carolina and in the United States in both Health Outcomes and Health Factors:



Cabarrus County Health Outcomes - 2024



Cabarrus County Health Factors - 2024



Healthcare

The rate of uninsured residents under 65 in Cabarrus County, at 11%, is lower than the rate in North Carolina, which is 12%.

In 2023, North Carolina expanded its Medicaid program across the state. The expansion covered residents ages 19 through 64 earning up to 138% of the federal poverty line (singles earning \$20,000 a year; families of three earning about \$34,000 a year), so residents may be able to get coverage even if they didn't qualify before (<https://www.cabarruscounty.us/News/Medicaid-expansion-coming-to-Cabarrus>).

Mental Health

Cabarrus County officially broke ground on the Stephen M. Morris Behavioral Health Center on November 20, 2024, in Concord. The new 59,300-square-foot facility will serve as a cornerstone for mental health and wellness in the region, offering a comprehensive continuum of care for all ages beginning in 2026. Services will include a behavioral health urgent care center for children and adults, a child and adolescent psychiatric residential treatment facility and a facility-based crisis program for children and adolescents.

N.C. Senator Paul Newton and N.C. Representative Kristin Baker helped secure a \$32.5 million state grant for facility construction. The center is named for Cabarrus County Board of Commissioners Chair Steve Morris, a longtime champion for access to mental health services in the community.

The center will provide critical, community-based services aimed at addressing the growing demand for mental health care in the region, reducing wait times, improving accessibility and enhancing patient outcomes. This center will be operated by Monarch, a leading provider of behavioral health services in North Carolina.

The County's Behavioral Health Department hired Dr. Kamilah McKissick to oversee the regional center and the Behavioral Health navigation program and to assess the landscape of Behavioral Health Services in Cabarrus County to identify gaps and needs.

In November of 2024, the Board of Commissioners approved the investment of a peer-run respite in Cabarrus County. Peer-run respite is a voluntary, short-term residential program that provides community-based crisis support and is an ideal way to divert residents from higher cost, more restrictive services (e.g., emergency departments) when appropriate. Funds would be used toward purchase of a residence for the peer-run respite that would be operated by Promise Resource Network (PRN). PRN applied for a state grant that would assist with operational expenses should that grant application be approved.

Average Number of Mentally Unhealthy Days

North Carolina	4.5 days
Wake	4.0 days
Guilford	4.2 days
Cabarrus	4.2 days
Dare	4.3 days
Brunswick	4.3 days

*2024 County Health Rankings:
Cabarrus has the third-lowest
average number of mentally
unhealthy days in the state.*

Childcare

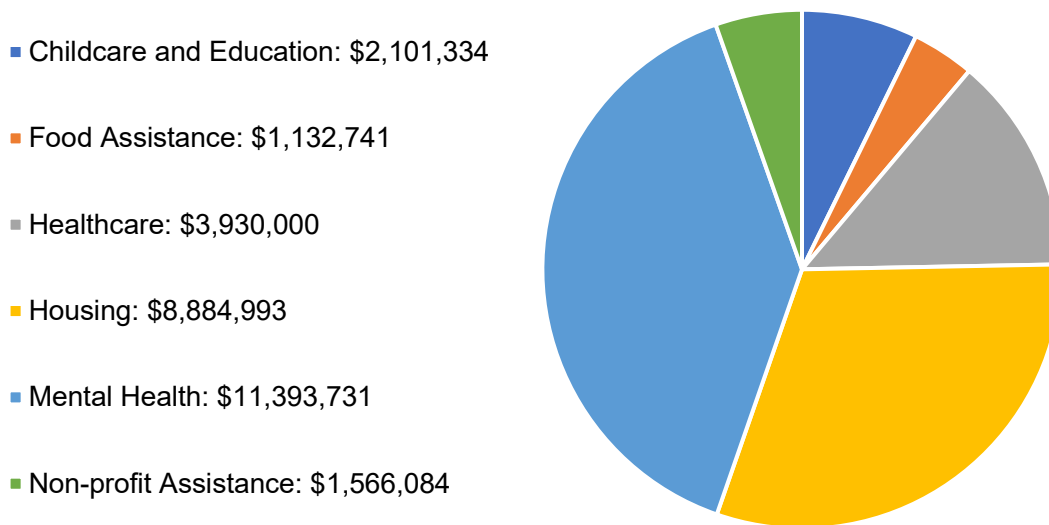
North Carolina is considered a “childcare desert” for infant-toddler care. Across the state and in Cabarrus County, there is only one childcare spot for every five infant-toddlers. Subsidy rates at the state and local level cannot meet the demand for quality infant-toddler care, resulting in fewer licensed childcare programs and higher cost burden on families.

- Childcare Cost Burden: **27%**
- Number of four- and five-star programs: **25**
- Infant-toddler population: **7,173**

American Rescue Plan Act Subawards

Cabarrus County was awarded \$42 million in American Rescue Plan Act (ARPA) funding in 2021. Over \$29 million of those funds were dispersed to non-profits serving County residents in the areas of mental health, healthcare, childcare, education, housing, food assistance and non-profit assistance.

ARPA Subawards



Most of the non-profits completed spending in 2024 and succeeded in **servicing a monthly average of 5,634 people** in Cabarrus County over the course of the grant.

Visit <https://stories.opengov.com/cabarruscountync/published/4EV7SIT9J> for more information on the programs and service reach of each non-profit funded with ARPA dollars.

Housing

Fast Facts

- Median gross rent in Cabarrus: **\$1,484** (\$1,245 in North Carolina)
- Homeownership Rate: **67.0%**
- Housing unit vacancy: **5.5%**

The North Carolina Housing Coalition found Cabarrus County ranks fifth in the state for renter evictions, and the most recent American Community Survey estimates indicate 43% of renters are cost-burdened, meaning they pay 35% or more of their household income on housing.

The County’s FY25 budget included \$2 million for affordable housing to address the housing crisis by voting to establish a revolving loan fund for housing programs and development, which WeBuild Concord will manage in partnership with the Revolving Fund Council.

Fair Market Rent

Fair Market Rents (FMR), regularly published by HUD, represents the cost to rent a unit in the local housing market. HUD data indicates that the FMR increased **17%** year-over-year and **51%** within the last five years (<https://nchousing.org/county-fact-sheets/>).

2023-2024 HUD FAIR MARKET RENT: CABARRUS COUNTY

1-Bedroom FMR	\$1,384
2-Bedroom FMR	\$1,554
3-Bedroom FMR	\$1,936
4-Bedroom FMR	\$2,481

FY24 HUD data: https://www.huduser.gov/portal/datasets/fmr.html#data_2024

Homeownership

U.S. homebuyers are older than ever, with the median age of first-timers reaching 38, up from the previous high of 35, according to a report from the National Association of Realtors (<https://www.nar.realtor/research-and-statistics/research-reports/highlights-from-the-profile-of-home-buyers-and-sellers>).

- The median age of repeat home purchasers rose to 61 from 58 in 2024.
- White buyers continue to make up the majority (83%) of home buyers.
- U.S. mortgage rates are expected to be 6-7% in 2025, continuing to limit affordability for first-time home buyers.

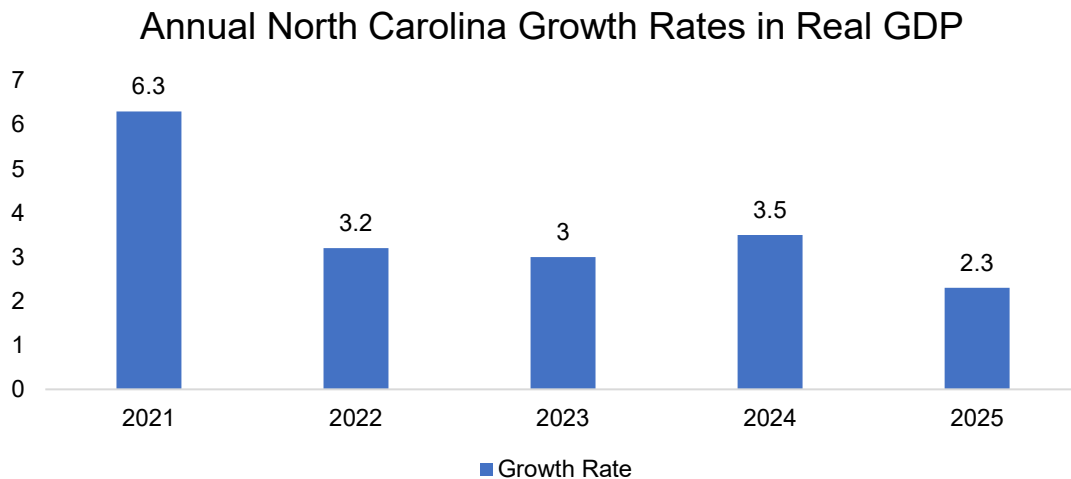
Local Economy

Fast Facts

- Unemployment Rate: **4.1%**
- Poverty: **9.4%** (12.8% in North Carolina)
- Total Households with Food Stamp/SNAP benefits: **11%**
- Median Household Income: **\$85,810** (\$70,804 in North Carolina)

Economic Forecast

The North Carolina Economic Forecast projects real GDP in 2025 to increase by 2.3 percent of 2024, representing the fifth full year of growth since COVID-19:



<https://belkcollege.charlotte.edu/about-us/signature-events/north-carolina-economic-forecast/>

According to the Labor and Economic Analysis Division of the North Carolina Department of Commerce, the regional economy is expected to see the largest annual growth rates in the **Health Sciences, Information Technology, Science/Technology/Engineering** and **Hospitality and Tourism** industries by 2030. Health Sciences and Information Technology are projected to see the largest increases by 2030 at the state level as well.

- Regional industries with *negative* annual growth rates include **Manufacturing, Arts, Audio & Video Technology** and **Business Management & Administration**.

Source: <https://analytics.nccommerce.com/Projections/occ/index.html>

Industry

Industry for the Civilian Employed Population, 16 years and over	% Employed
Educational services, and health care and social assistance	19.70%
Retail trade	13.10%
Finance and insurance, and real estate and rental and leasing	12.10%
Manufacturing	11.90%
Professional, scientific, and management, and administrative and waste management services	11.80%
Arts, entertainment, and recreation, and accommodation and food services	9.40%
Transportation and warehousing, and utilities	5.80%
Construction	5.70%
Other services, except public administration	3.80%
Public administration	3.00%

U.S. Census, https://data.census.gov/profile/Cabarrus_County,_North_Carolina?q=050XX00US37025

Tourism

The North Carolina Travel and Tourism Coalition announced that 2023 set a new benchmark for the state's tourism industry, with travel spending surging by 6.9 percent to reach nearly \$36 billion. In 2023, the most recent year for which we have tourism data,

- Visitors to Cabarrus County spent \$624.89 million
- Cabarrus County's tourism industry generated \$171.5 million in payroll
- Travel to Cabarrus County generated \$41.1 million in state and local tax revenues.
- Cabarrus County is ranked 13th in total visitor spending among North Carolina's 100 counties

North Carolina Counties – 2023 Tourism – Sorted by Growth Rate

County	Total Spending (Millions)	Share of State	Spending Growth Rate (2023)	State Taxes (Millions)	Local Taxes (Millions)	State/Local Tax Savings per Resident
Halifax	\$134.46	0.4%	10.4%	\$5.7	\$4.2	\$208.98
Cabarrus	\$624.89	1.8%	10.3%	\$24.7	\$16.4	\$171.51
Mecklenburg	\$5,846.66	16.4%	9.6%	\$206.0	\$185.7	\$336.60

Commuting Profile, 2022

The majority of Cabarrus County residents commute out of the county for work. The average commute time is 28 minutes.

- **83%** of commuters travel by car
- **14%** telework

Overall inflow/outflow analysis of Cabarrus County commuters:

RESIDENT FLOW (LIVE/WORK IN CABARRUS)	JOBS
Resident Live/Work in Cabarrus County	19,929
Worker Inflow	48,020
Resident Outflow	68,032
Net Flow	-20,012

Non-Cabarrus residents who work in Cabarrus County:

RESIDENT COUNTY	PERCENT OF INFLOW JOBS	PERCENT OF ALL COUNTY JOBS
Mecklenburg County, NC	32.2%	22.7%
Rowan County, NC	12.1%	8.5%
Iredell County, NC	5.7%	4.0%
Union County, NC	5.1%	3.6%
Gaston County, NC	4.1%	2.9%
Stanly County, NC	4.0%	2.8%
Wake County, NC	3.3%	2.4%
Guilford County, NC	2.6%	1.9%

Cabarrus residents working outside of Cabarrus County:

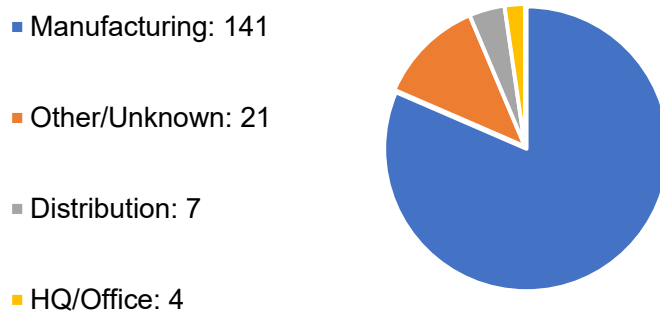
WORKPLACE COUNTY	PERCENT OF OUTFLOW JOBS	PERCENT OF ALL COUNTY JOBS
Mecklenburg County, NC	58.2%	45.0%
Rowan County, NC	5.3%	4.1%
Wake County, NC	4.3%	3.3%
Iredell County, NC	4.2%	3.2%
Union County, NC	3.2%	2.5%
Guilford County, NC	3.2%	2.5%
Forsyth County, NC	2.4%	1.8%
Stanly County, NC	1.6%	1.3%

Data Source: US Census Bureau, Center for Economic Studies, LODES, 2022, available in 2024
<https://accessnc.nccommerce.com/DemoGraphicsReports/>

Economic Development

The Cabarrus Economic Development Commission (EDC) received over 170 requests for information in 2023-2024 with \$142 million in new investments announced, according to their 2023-2024 Annual Report (<https://www.cabarrusedc.com/annual-report/>). Manufacturing continues to hold the largest share of new development projects.

2023-2024 EDC Industry Projects



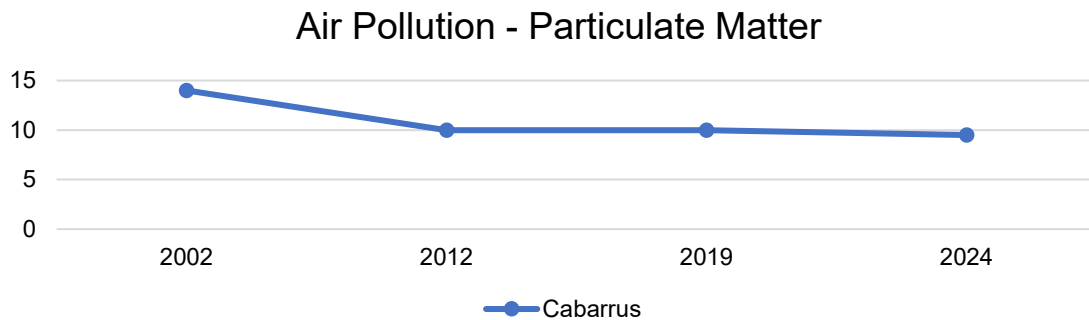
Development in Cabarrus is producing jobs in the automotive, bioscience, and food production fields, which align with the projected industry growth rates in the Health Sciences, Information Technology, Science/Technology/Engineering and Hospitality and Tourism industries by 2030.

Top 10 Industries	Annual Growth Rate	Total Growth Rate	Average Weekly Wage (2021)
Performing Arts, Spectator Sports, and Related Industries	3.52%	36.63%	\$2,538
Accommodation, including Hotels and Motels	2.90%	29.42%	\$540
Museums, Historical Sites, and Similar Institutions	2.65%	26.63%	\$855
Professional, Scientific, and Technical Services	2.11%	20.68%	\$1,843
Social Assistance	1.95%	19.01%	\$599
Other Information Services	1.91%	18.64%	\$1,700
Securities, Commodity Contracts, and Other Financial Investment	1.91%	18.63%	\$3,436
Rental and Leasing Services	1.91%	18.63%	\$1,144
Data Processing, Hosting and Related Services	1.91%	18.56%	\$2,546
Food Services and Drinking Places	1.74%	16.81%	\$440

Source: <https://analytics.nccommerce.com/Projections/ind/>

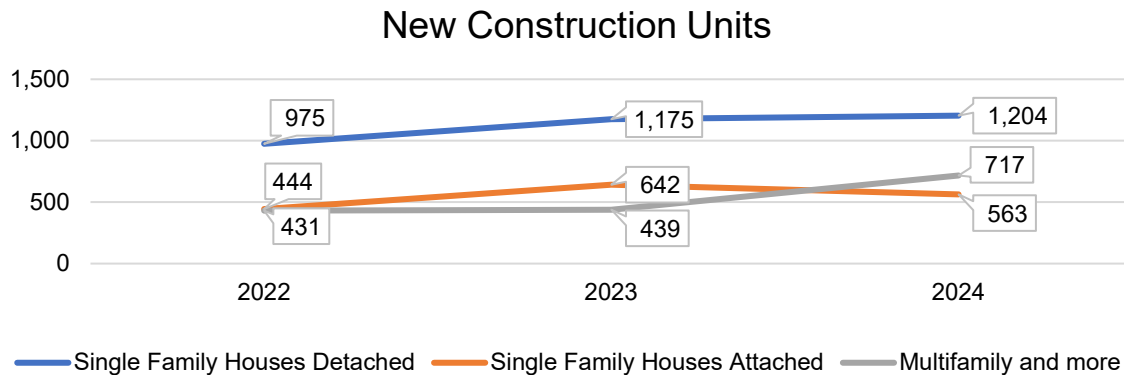
Land Development and Environment

In Cabarrus County, an annual average of 9.5 micrograms per cubic meter of fine particulate matter was measured in the air. The Environmental Protection Agency (EPA) has primary annual average standards of 12.0 micrograms per cubic meter. Cabarrus County has seen improvement for this measure over time (2024 County Health Rankings, <https://www.countyhealthrankings.org/health-data/north-carolina/cabarrus?year=2024>).



Construction Permits in Cabarrus County

New residential construction has increased over the past three calendar years, with single family-attached units seeing a slight decrease from 2023 to 2024 (<https://data.cabarruscounty.us/pages/building-reports>).



Water and Sewer

With rapid population growth and ongoing economic development, Cabarrus has required changes to water and sewer capacity. The Water and Sewer Authority of Cabarrus County (WSACC) completed a study on water and sewer demand through 2050 with results showing a significant increase in usage and demand:

- New average annual water usage is expected to increase from **10.16 mgd in 2030 to 19.68 mgd in 2050**, with new average annual source water demand increasing from **13.50 mgd in 2030 to 26.19 mgd in 2050**.
- Sewer flow forecasts will double, from **20.91 mgd to 40.86 mgd in 2050**.
- Source: Cabarrus County September 2024 Board of Commissioners Work Session, https://www.youtube.com/watch?v=BTd_qqiw2Zg&t=3842s.

Six priorities WSACC plans to address in 2025:

- Complete and utilize the WSACC Facilities Plan to establish a plan to meet the wastewater capacity needs into the future for Cabarrus County.
- Continue with construction of Phase 4 expansion of Rocky River Regional Wastewater Treatment Plant (RRRWTP).
- Move forward on the design of the Muddy Creek Wastewater Treatment Plant from the soon-to-be-completed Facilities Plan.
- Continue construction on the Coddle Creek and Back Creek Interceptor Projects.
- Work with member jurisdictions to begin the process of implementing finds from the WSACC Inflow and Infiltration Study.
- Continue to partner with the NCDEQ to obtain the future permit pages for the expansion of RRRWTP.

About the Trends Report

The 2025 Trends Report was created by the Cabarrus County Strategy & Innovation Team as a guide for County staff. The information was compiled through early 2025 from sources such as County management, government agencies, research organizations and media outlets.

Tracking and analyzing trends improves the County's capacity to identify and proactively address emerging issues. Transparency tools, like the Cabarrus County Trends Report, help improve understanding between the County and the community it serves by:

- Defining needs and threats
- Providing context for discussions
- Pointing out external changes and challenges
- Laying the groundwork for improved accountability
- Facilitating a better-informed decision-making process

To learn more about Cabarrus County Government and other transparency tools available to residents, visit cabarruscounty.us or follow the County on Facebook, Twitter and Instagram @CabarrusCounty.

Contact us!

Cabarrus County Strategy & Innovation Team

Kasia Thompson, Strategy Manager
KFThompson@cabarruscounty.us

Elie Landrum, Sr. Management Analyst
EKLandrum@cabarruscounty.us

Jacqueline Williams, Business Process Consultant
JPWilliams@cabarruscounty.us