

was 3.30% and in 2014, that share dropped to 3.27%. If that trend continues, the Town will have a share of 3.03% in 2045.

$$\text{Population of Sunset Beach} = 3.03\% \times \text{Population of Brunswick County}$$

In the year 2045:

$$6,494 \text{ (2045 pop.)} = 3.03\% \text{ (pop. ratio)} \times 214,328 \text{ (Brunswick Co. pop.)}$$

In 2035, the permanent population of Sunset Beach is projected to be between 5,700 and 6,003 people. This is an increase of about 2,000 people or 50%. Whereas in 2045, the permanent population is expected to be between 6,494 and 7,009 people. Assuming this projection is accurate, the permanent population will almost double over the next thirty years. It should be noted that such a substantial increase would only result from a significant amount of new residential development and seasonal unit conversion to permanent/year-round use.

The population growth rate from 2010 to 2014 was 5%, which equates to the addition of 45 new permanent residents a year. If the population projections were calculated based upon the addition of 45 new residents a year, then the permanent population in 2045 would be 5,102. However, basing the population projection on growth from 2010 to 2014 is likely misleading as 2010 through most of 2013 were characterized by lower than normal growth as a result of the economic downturn.

HOUSING CHARACTERISTICS AND TRENDS IN SUNSET BEACH

Analyzing the types of existing housing stock enables the community, elected officials and planners to get an overall picture of the range of housing opportunities available or needed in the jurisdiction. Other housing attributes such as the building year of the structure, owner versus renter occupation, and value, act as indicators to the nature and characteristic of the existing housing stock.

Table 3.7: Total Housing Units in Brunswick County and its Municipalities, 2000-2010

Source: U.S. Census Bureau 2000 and 2010.

Total Housing Units	2000	2010	Growth Rate (2000-2010)
Bald Head Island	591	1,111	88%
Belville	115	787	584%
Boiling Spring Lakes	1,403	2,418	72%
Bolivia	71	77	8%
Calabash	519	1,445	178%
Carolina Shores	844	1,981	135%
Caswell Beach	575	685	19%
Holden Beach	2,043	2,335	14%
Leland	904	6,583	628%
Navassa	185	661	257%
Northwest	303	326	8%

Oak Island	6,662	8,686	30%
Ocean Isle Beach	2,515	3,206	27%
St. James	593	2,263	282%
Sandy Creek	102	104	2%
Shalotte	600	1,908	218%
Southport	1,308	1,777	36%
Sunset Beach	3,072	5,110	66%
Varnamtown	245	277	13%
Unincorporated Areas	28,781	35,742	24%
Brunswick County	51,431	77,482	51%

Note: Due to annexations, approximately 800 housing units were added to the Town's housing stock between 2000 and 2010.

Table 3.8: Total Housing Units in Sunset Beach based off Census Block Groups, 2000-2010

Source: ESRI Community Analyst 2000 and 2010, U.S. Census Bureau 2000 and 2010.

Geography	2000	2010	Growth Rate (2000-2010)
Sunset Beach Town Limits	3,072	5,110	66%
"Island"	1,094	1,301	19%
"Old Town"	823	929	13%
"Mainland"	1,066	2,880	186%

Table 3.7 shows the number of total housing units in Brunswick County, its municipalities, and its unincorporated areas. The number of units in Sunset Beach grew 66% between 2000 and 2010. Table 3.8 shows the number of housing units in the three geographical areas displayed in Figure 3.1. The "Mainland" portion of town is made up mostly of area annexed into Sunset Beach since 1990. This area has seen the most growth in new housing units. The "Island" and "Old Town" portions have less vacant land for development.

Table 3.13: Employment by Industry in Sunset Beach for Persons 16 Years and Older, 2013

Source: U.S. Census Bureau ACS 2013 Estimates.

Employment Industry	Number Employed	% of Total
Agriculture, forestry, fishing and hunting	0	0%
Mining	0	0%
Construction	93	8%
Manufacturing	96	8%
Wholesale trade	0	0%
Retail trade	240	21%
Transportation and warehousing, and utilities	13	1%
Information	68	6%
Finance and insurance, real estate and rental and leasing	114	10%
Professional, scientific, management, administrative, and waste management services	58	5%
Educational, health and social services	115	10%
Arts, entertainment, recreation, accommodation, and food services	281	25%
Other services (except public administration)	6	1%
Public administration	52	5%
TOTAL Employed Persons 16+	1,136	100%

SUMMARY

- The permanent population of Sunset Beach has increased by 1,000% since 1990 (largely due to annexation).
- The “Mainland” section of Sunset Beach has seen the most population growth.
- Sunset Beach has the highest median age in Brunswick County, at 66 years.
- Considering the peak over-night population estimates plus the day-trip visitor estimate, the Town of Sunset Beach is estimated to have 17,243 people in its jurisdiction on a peak day.
- The permanent population of Sunset Beach is projected to grow by 50% in the next 20 years. It should be noted that such a substantial increase would only result from a significant amount of new residential development and seasonal unit conversion to permanent/year-round use.
- The “Mainland” section of Sunset Beach has seen the most development of housing units.
- Sunset Beach has a relatively new housing stock.
- About half the housing units in Sunset Beach are seasonal units.
- The median household income in Sunset Beach is higher than that of the State and the County.
- Less than half the population of Sunset Beach is part of the labor force in the Town.
- Part-time and seasonal jobs account for the highest percentage of employment in the Town.