

Raleigh-Cary, NC — #2 of 10: Commercial Builders

# Raleigh-Cary leads NC in commercial builders

Source: ALEX Intelligence · Published October 27, 2026

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## THE DATA

# 212

### Commercial Builders (2022)

Raleigh-Cary, NC ranks #2 of 15 North Carolina metros on commercial builders, based on 2022 County Business Patterns data.

This number reflects a sustained surge in nonresidential construction activity, driven by the region's expanding tech and biotech infrastructure. The high count signals robust demand for office, lab, and mixed-use space, reinforcing the Triangle's role as a national innovation hub. With Charlotte leading but Raleigh-Cary close behind, the region is outpacing most other North Carolina metros in capital deployment.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2362 (Nonresidential building construction) · ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-27-triangle-istand-2362-msa>

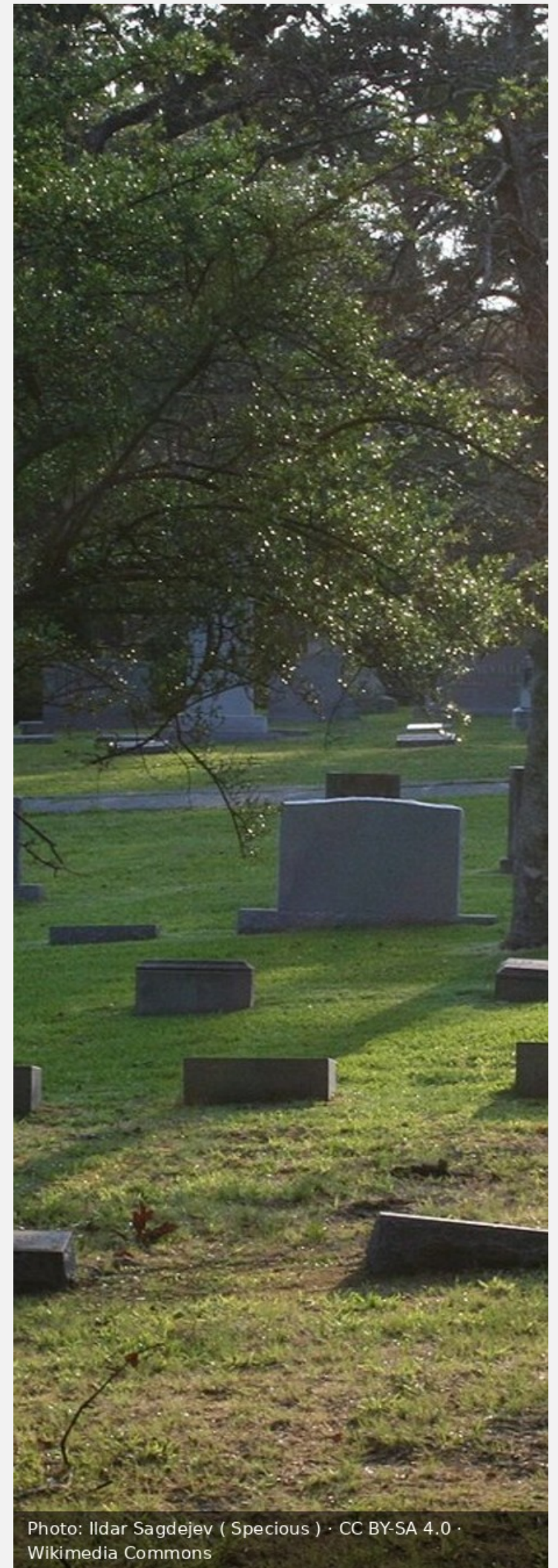


Photo: Ildar Sagdejev ( Specious ) · CC BY-SA 4.0 · Wikimedia Commons

A background image of a city street. In the foreground, a white bus with 'GO Durham' and '7 MLK PKWY' is visible. Above the bus, a tall utility pole with many power lines stands against a blue sky with white clouds. To the left, a multi-story building is partially visible. The entire image is overlaid with a semi-transparent dark red layer.

# 01

## Infrastructure is leading growth

The 212 commercial builders in Raleigh-Cary are not just a number—they represent a structural shift. This level of construction activity reflects long-term confidence in the region's economic trajectory, particularly in AI, clean energy, and advanced manufacturing. Unlike short-term housing booms, commercial construction is a leading indicator of sustained job creation and capital investment, meaning the Triangle's growth is rooted in real, physical expansion of its innovation ecosystem.

# 02

## Affordability is being reshaped

As commercial development accelerates, the pressure on residential affordability intensifies. The influx of new office space correlates with rising demand for nearby housing, particularly in Raleigh and Durham. Yet, unlike in more speculative markets, this growth is anchored in employment and infrastructure, not just speculation. This suggests that while affordability is under strain, the underlying demand is fundamentally sound, making the region resilient to short-term market corrections.



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