

# Pivotal Factors Influencing Urban Growth in the United States

## Project Overview: Introduction & Objectives

Determine what are the major factors that play a pivotal role in shaping the urban and suburban landscape of cities across the United States. Distinguish any correlations of factors during research and ultimately discover what exactly are the causes in commercial and residential growth in cities and the positive or negative consequences of this growth.

## Results/Findings

Development of real estate and growth of cities can be derived from three primary sources which was determined from secondary research of academic articles, journals, and books as well as interview discussions with Ivy College of Business faculty and real estate professionals. These factors are microeconomic influences, macroeconomic changes, and infrastructure improvements found in many growing US cities in their urban and suburban parts.

1. Land use and transportation costs influence population size and patterns of land use of a city such that location decisions depend largely on existing infrastructure and general economic conditions and demographic characteristics of a region. Consumers are willing to travel farther than in the past promoting suburban sprawl farther out from a city's urban area.
2. Macroeconomic factors such as low interest rates improve investor's equity investment in property and help appreciation of investment thus attracting real estate investments in property appreciating areas
3. Job growth from many small businesses is promoting economic opportunities in cities and requiring construction of commercial property such as office and buildings for firms with fewer than fifty employees.

## Research Conclusions

Strong support exists for the findings of factors affecting city growth in the United States. The main causes of expansion and continuing development can be categorized into the following groups: microeconomic, macroeconomic, and infrastructure influences. Microeconomic factors are influences such as property conveniences and amenities that come from living in a city for many individuals. These microeconomic factors vary on a number of different things for different people. For instance, a young professional may choose to move to a city for employment opportunities in an up and coming industry and seeking the enjoyments of a diverse selection of entertainment options such as bars and restaurants.

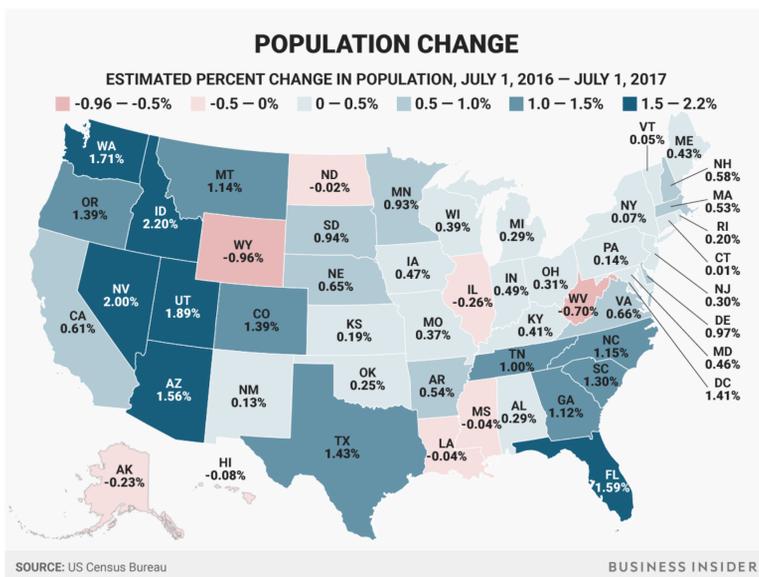
Macroeconomic factors are influences that play a role on a larger scale such as faster property appreciation in cities than in rural areas. Real estate is a hotter market in growing cities attracting investors for commercial and residential development and more individuals as a result. The last factor examines how proper city planning for improving existing roadways and building outwardly can improve the attractiveness of the city to future residents. When taken together, these three overarching factors plays a significant role in the growth of cities in the United States.

## References

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## Methods

- Well-rounded secondary research on the topic of real estate development in US cities and subtopics concerning growth of communities, economic opportunities, and shifting trends of city landscape over the past several decades.
- Discussion of research and project with college of business faculty and instructors in finance department
- Interviews with several real estate professionals



New York, NY  
(pictured left)



Chicago, IL  
(pictured right)