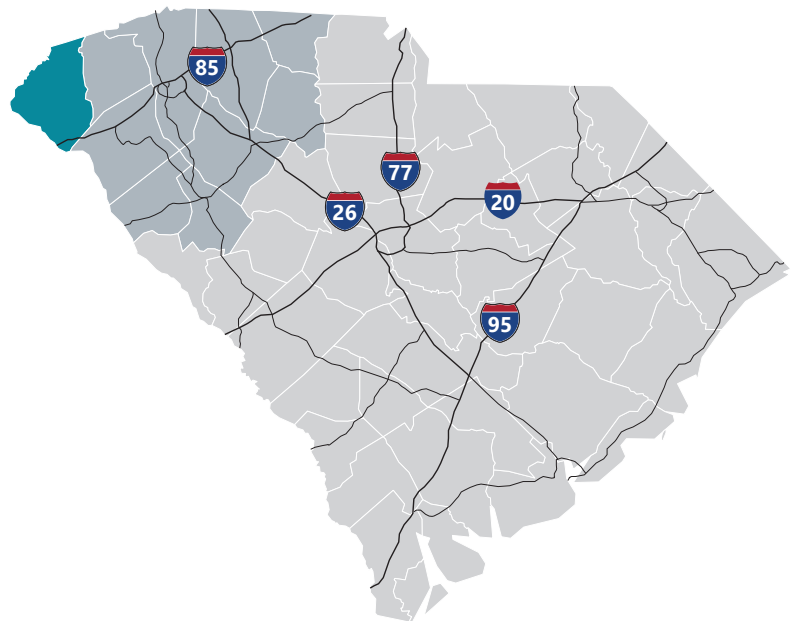




Oconee County

Located along the I-85 corridor in the Northwest corner of South Carolina, Oconee County strikes the perfect balance between business and leisure. A low cost of living means that your dollar goes further here than many other parts of the country. Home to a highly skilled workforce and an industrial base of over 60 manufacturers ranging in size from 3 employees to over 1,000, the county is well suited for industrial growth. There are three county-owned industrial parks encompassing over 500 acres with all utilities on-site, as well as privately owned land and buildings that are all suited for industrial development. Oconee County also boasts three major lakes, hundreds of miles of hiking trails, and over 100 waterfalls, making it an idyllic place to live as well as work. With Clemson University right next door, there is never a shortage of sporting events or educational opportunities for residents and visitors alike. Oconee County truly offers something for everyone.



Total Population

	2010	2021	2026	Growth Rate ¹
Oconee County	74,273	82,771	86,334	0.85%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	5.6%	4.9%	4.8%
5 to 9	5.7%	5.3%	5.2%
10 to 14	6.1%	5.6%	5.7%
15 to 24	12.2%	10.2%	10.3%
25 to 34	10.4%	11.6%	9.7%
35 to 44	12.1%	11.2%	12.1%
45 to 54	14.3%	12.1%	11.8%
55 to 64	14.7%	14.7%	13.7%
65+	19.0%	24.5%	26.9%
Median Age	43.4	46.1	47.1

34.8% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	87.8%	86.6%	85.6%
Black	7.6%	7.1%	6.8%
American Indian/ Alaska Native	0.2%	0.3%	0.4%
Asian	0.6%	0.9%	1.1%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.3%	3.0%	3.5%
Two or More Races	1.6%	2.2%	2.6%
Hispanic Origin (Any Race)	4.5%	6.0%	7.0%

Households & Families

	2010	2021	2026
Total Households	30,676	34,467	36,037
Total Families	21,118	23,266	24,189
Average HH Size	2.40	2.38	2.37
Renter Occupied*	24.9%	24.9%	24.1%
Owner Occupied*	75.1%	75.1%	75.9%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Oconee County	\$50,040	\$54,018
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

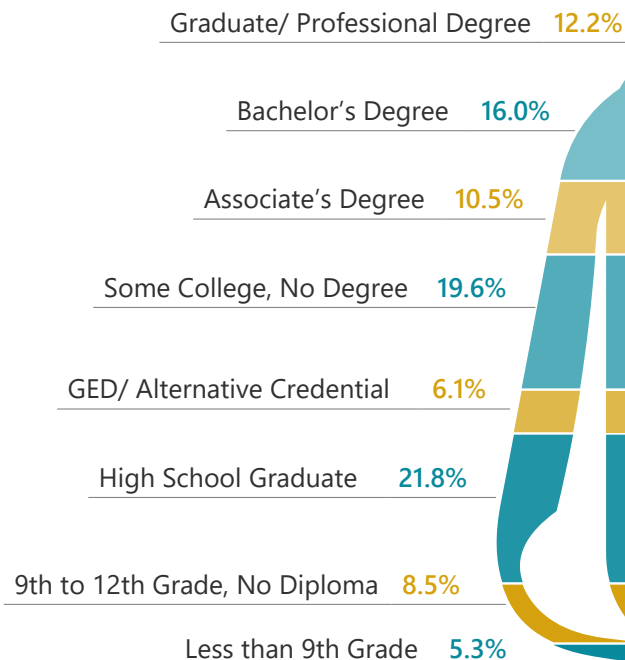
	2021	2026
Oconee County	\$29,649	\$32,668
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher





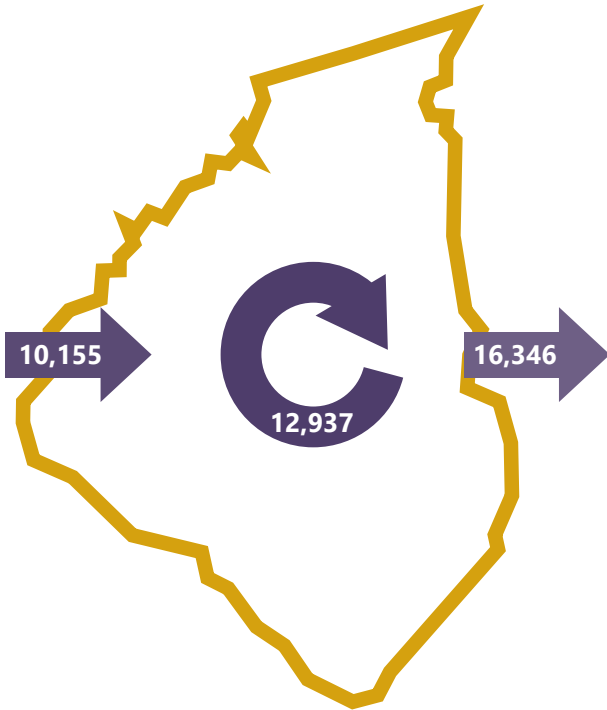
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	39.3%
10-24 miles	22.5%
25-50 miles	20.7%
50 miles or more	17.5%

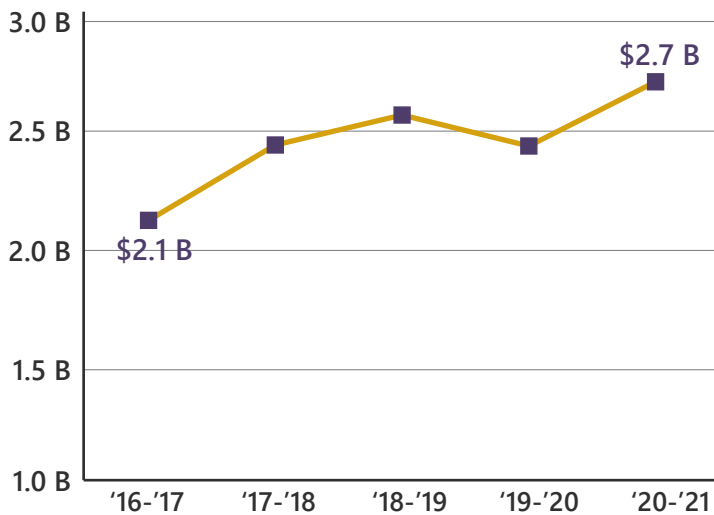
61.8% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Oconee County	12,937
Commute into Oconee County	10,155
Commute Out of Oconee County	16,346

Gross Retail Sales by Fiscal Year



Where Do Oconee County Workers Live?

Oconee County	56.0%
Pickens County	10.3%
Anderson County	8.8%
Greenville County	5.7%
Spartanburg County	1.9%
York County	1.1%
Richland County	0.9%
Stephens County, GA	0.9%
Horry County	0.8%
Lexington County	0.5%

2021 Employment by Industry

Agriculture/Mining	1.2%	421
Construction	9.9%	3,514
Manufacturing	19.7%	7,004
Wholesale Trade	1.1%	407
Retail Trade	8.3%	2,943
Transportation/Utilities	5.8%	2,076
Information	0.6%	214
Finance/Insurance/Real Estate	4.1%	1,467
Services	46.4%	16,525
Public Administration	2.9%	1,019
Total	100%	35,590

2021 Civilian Population in Labor Force (16+)

Labor Force	37,541
Unemployed	5.2%

2021 Business Establishments by Industry



Top 10 Major Employers

Company	Employees	Primary Product / Industry
Oconee County School District	1,530	Public Education, K-12
Prisma Health	1,330	Health Services
Duke Energy Corporation	1,310	Energy
Itron	1,000	Electronic Measuring Devices
BorgWarner	950	Automotive Transfer Cases
Schneider Electric	550	Motor Control Centers
JTEKT	510	Automotive Bearings
Oconee County	498	County Government
BASF	400	Special Chemical Catalysts & Precious Metal Refining
Greenfield Industries	350	Twist Drills



Airport Access

Greenville Spartanburg International

- 50 non-stop daily departures
- 17 major cities and airports across the US
 - Allegiant Air
 - American Airlines
 - Delta
 - Southwest Airlines
 - United Airlines
- 1.2M passengers flown in FY2021
- 84,217 tons of air cargo moved in FY2021

Oconee County Regional Airport



Port Access

Inland Port Greer

- 55 miles from the City of Seneca
- 157,842 rail lifts in FY2021
- 12.3% growth from FY2020

Port of Charleston

- 243 miles from the City of Seneca
- 2.5 M TEUs handled in FY2021
- 9.63% growth from FY2020



Highway Access

Interstates

- I-85

Highways

- US-76
- US-123
- SC-11
- SC-28



Rail Access

Rail Providers

- Norfolk-Southern



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www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Upstate SC Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).