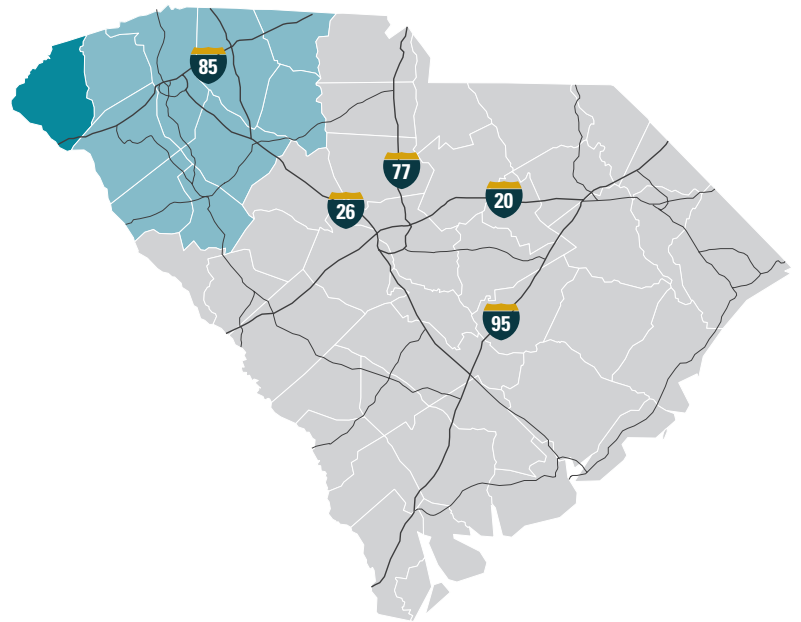


Oconee COUNTY

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 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 truly offers something for everyone.



TOTAL POPULATION

	2010	2023	2028	Growth Rate*
Oconee County	74,273	80,667	82,070	0.35%
Upstate SC	1,362,073	1,568,057	1,615,810	0.60%
South Carolina	4,625,364	5,311,184	5,473,930	0.61%

*Projected annual growth rate 2023-2028

POPULATION BY AGE

	2010	2023	2028
Under 5	5.6%	4.7%	4.6%
5 to 9	5.7%	5.3%	5.0%
10 to 14	6.1%	5.4%	5.4%
15 to 24	12.2%	10.1%	10.1%
25 to 34	10.4%	11.3%	9.4%
35 to 44	12.1%	11.4%	12.2%
45 to 54	14.3%	11.9%	11.9%
55 to 64	14.7%	14.5%	13.4%
65+	19.0%	25.6%	28.0%
MEDIAN AGE	43.4	46.7	47.8

34.6% of the 2023 population is prime working age

HOUSEHOLDS & FAMILIES

	2010	2023	2028
Total Households	30,676	34,316	35,231
Total Families	21,118	22,803	23,322
Average Household Size	2.40	2.33	2.31
Owner Occupied	59.4%	63.6%	65.0%
Renter Occupied	19.7%	17.9%	16.9%
Vacant	20.9%	18.4%	18.1%

MEDIAN HOUSEHOLD INCOME

	2023	2028
Oconee County	\$52,634	\$57,290
South Carolina	\$60,025	\$67,198
United States	\$72,603	\$82,410

POPULATION by Race & Ethnicity

	2010	2023	2028
White	87.8%	83.2%	82.6%
Black	7.6%	6.5%	6.2%
American Indian / Alaska Native	0.2%	0.4%	0.4%
Asian	0.6%	0.8%	0.9%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.3%	2.9%	3.3%
Two or More Races	1.6%	6.2%	6.6%
Hispanic Origin (Any Race)	4.5%	6.1%	6.7%


PER CAPITA INCOME

	2023	2028
Oconee County	\$32,186	\$36,070
South Carolina	\$35,757	\$40,747
United States	\$41,310	\$47,525

2023 EDUCATIONAL ATTAINMENT, AGE 25+

- 12.0% Graduate / Professional Degree
- 18.6% Bachelor's Degree
- 12.2% Associate Degree
- 16.5% Some College, No Degree
- 22.2% High School Diploma
- 6.9% GED / Alternative Credential
- 8.3% 9th-12th Grade, No Diploma
- 3.4% Less than 9th Grade




88.4%
high school diploma
or higher


30.6%
bachelor's degree
or higher

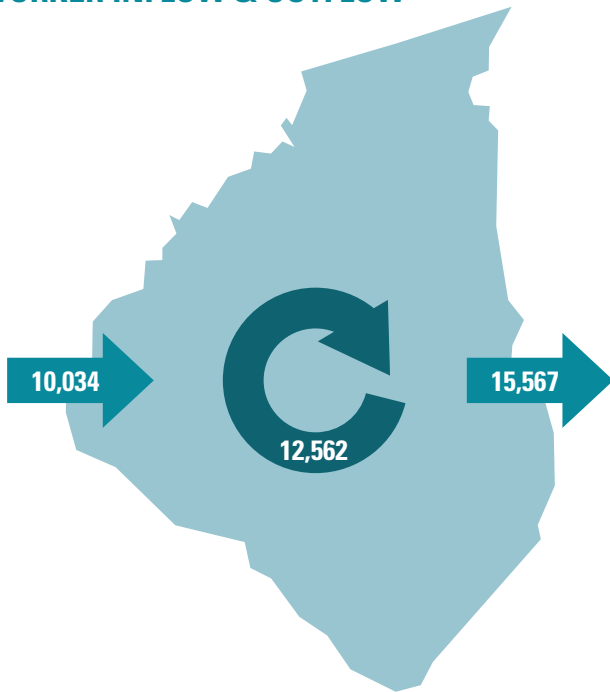
2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	45.2%
10-24 miles	28.3%
25-50 miles	12.0%
50 miles or more	14.5%

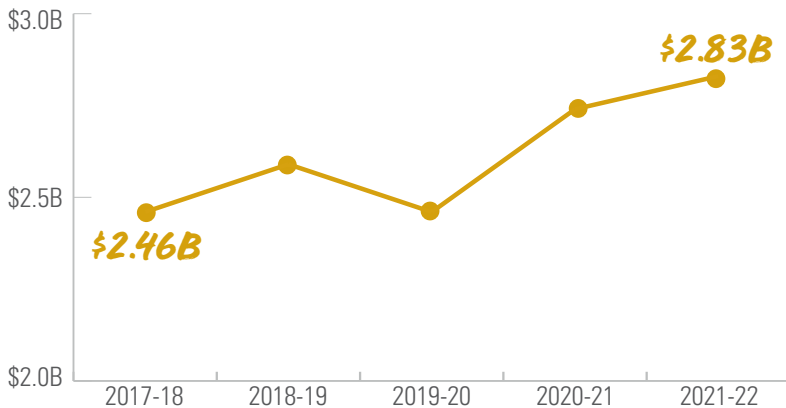

73.5%
of workers travel less than 25 miles

WORKER INFLOW & OUTFLOW



Live and work in Oconee County	12,562
Commute into Oconee County	10,034
Commute out of Oconee County	15,567

GROSS RETAIL SALES by Fiscal Year



Oconee County WHERE DO WORKERS LIVE?

Oconee County	55.6%
Pickens County	10.9%
Anderson County	9.6%
Greenville County	5.5%
Spartanburg County	1.8%
Stephens County, GA	0.8%
York County	0.8%
Richland County	0.8%
Horry County	0.7%
Hart County, GA	0.6%

2023 EMPLOYMENT by Industry

Agriculture / Mining	1.4%	448
Construction	9.9%	3,129
Manufacturing	19.5%	6,146
Wholesale Trade	1.0%	303
Retail Trade	9.1%	2,836
Transportation / Utilities	6.5%	2,046
Information	1.6%	495
Finance / Insurance / Real Estate	4.8%	1,508
Services	44.0%	13,867
Public Administration	2.3%	710
TOTAL		31,515

2023 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	33,005
Unemployed	4.5%

2023 BUSINESS ESTABLISHMENTS by Industry



75
Manufacturing



228
Leisure and Hospitality



377
Retail



216
Professional and Business Services



27
Transportation and Warehousing

TOP 10 MAJOR EMPLOYERS

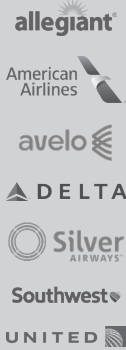
COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
School District of Oconee County	Public Education, K-12	1,001-2,500
BorgWarner	Automotive Transfer Cases	1,001-2,500
Prisma Health	Healthcare	1,001-2,500
Duke Energy Corporation	Energy	1,001-2,500
Itron	Electronic Measuring Devices	501-1,000
US Engine Valve	Intake and Exhaust Valves	501-1,000
Oconee County	County Government	501-1,000
Schneider Electric	Motor Control Centers	501-1,000
JTEKT	Automotive Bearings	501-1,000
BASF	Special Chemical Catalysts & Precious Metal Refining	251-500

AIRPORT



GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.3 million passengers flown in FY2023
- 79,139 tons of air cargo moved in FY2023



OCONEE COUNTY REGIONAL AIRPORT

PORT



INLAND PORT GREER

- 55 miles from the City of Seneca
- 151,261 rail lifts in FY2022

PORT OF CHARLESTON

- 243 miles from the City of Seneca
- 2.6 million TEUs handled in FY2023

HIGHWAY



INTERSTATES



HIGHWAYS



RAIL



MAJOR PROVIDERS



ADDITIONAL RESOURCES



UpstateSCAlliance

Upstate SC Alliance

John Lummus, President / CEO

864.283.2300 • upstateSCAlliance.com

Sources: Appalachian Council of Governments, Esri Business Analyst, Greenville-Spartanburg International Airport, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, and US Census Bureau