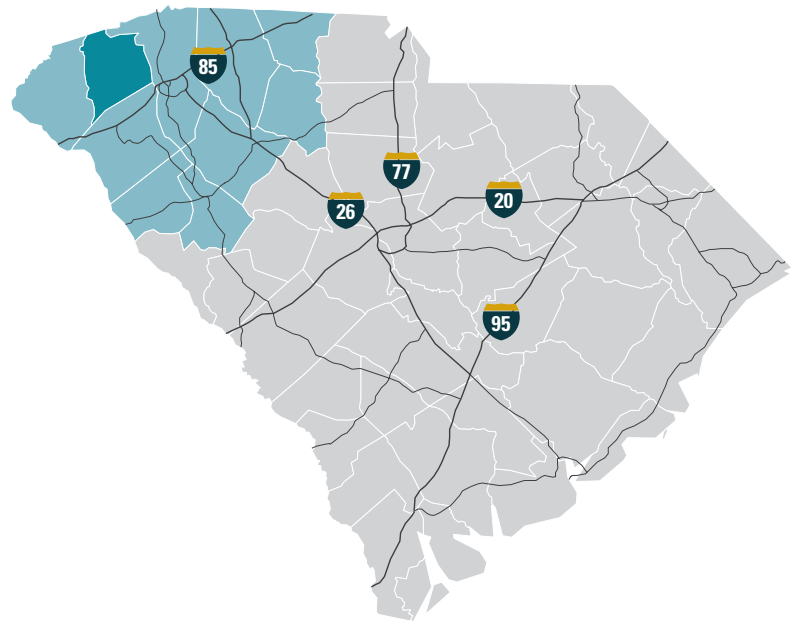


Pickens COUNTY

GEM OF THE FOOTHILLS

Pickens County is an area rich in history, beauty, and vision for the future. Pickens is part of one of the nation’s fastest growing regions, the I-85 Corridor yet maintains a small town atmosphere, while located only 30 minutes from Greenville and two hours from Atlanta, GA and Charlotte, NC. The bordering Blue Ridge region provide a beautiful backdrop for natural attractions such as Lakes Jocassee and Keowee, Table Rock State Park, scenic Highway 11, and the SC Botanical Garden. Pickens is also home to Clemson University, Southern Wesleyan University, and Tri-County Technical College, offering Pickens companies a competitive advantage. Leaders from the education, business, and industrial communities work together to ensure Pickens students possess the training and education they need when they enter the workforce. From consistently high academic achievement in schools, access to state-of-the-art medical care, consistently low crime rate, to a variety of recreational and cultural amenities, the quality of life in Pickens, South Carolina is second to none.



TOTAL POPULATION

	2010	2023	2028	Growth Rate*
Pickens County	119,224	135,207	138,081	0.42%
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	5.4%	4.6%	4.5%
5 to 9	5.6%	5.0%	4.8%
10 to 14	5.9%	5.3%	5.3%
15 to 24	22.0%	20.4%	20.2%
25 to 34	11.3%	12.7%	11.2%
35 to 44	11.7%	11.0%	11.6%
45 to 54	13.3%	11.0%	10.8%
55 to 64	11.5%	12.4%	11.7%
65+	13.4%	17.8%	19.8%
MEDIAN AGE	34.9	36.9	38.2

34.7% of the 2023 population is prime working age

HOUSEHOLDS & FAMILIES

	2010	2023	2028
Total Households	45,228	52,323	54,148
Total Families	29,540	32,857	33,867
Average Household Size	2.48	2.41	2.38
Owner Occupied	60.8%	62.7%	63.7%
Renter Occupied	27.4%	26.6%	26.0%
Vacant	11.7%	10.7%	10.3%

MEDIAN HOUSEHOLD INCOME

	2023	2028
Pickens County	\$51,152	\$56,781
South Carolina	\$60,025	\$67,198
United States	\$72,603	\$82,410

POPULATION by Race & Ethnicity

	2010	2023	2028
White	88.7%	82.2%	81.4%
Black	6.6%	6.3%	6.2%
American Indian / Alaska Native	0.2%	0.3%	0.3%
Asian	1.6%	2.3%	2.6%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.4%	2.7%	3.0%
Two or More Races	1.5%	6.2%	6.6%
Hispanic Origin (Any Race)	3.1%	5.4%	6.0%

PER CAPITA INCOME

	2023	2028
Pickens County	\$30,026	\$34,709
South Carolina	\$35,757	\$40,747
United States	\$41,310	\$47,525

2023 EDUCATIONAL ATTAINMENT, AGE 25+

- 13.2% Graduate / Professional Degree
- 16.6% Bachelor's Degree
- 12.3% Associate Degree
- 16.5% Some College, No Degree
- 24.0% High School Diploma
- 6.2% GED / Alternative Credential
- 8.2% 9th-12th Grade, No Diploma
- 3.1% Less than 9th Grade




88.8%
high school diploma
or higher


29.8%
bachelor's degree
or higher

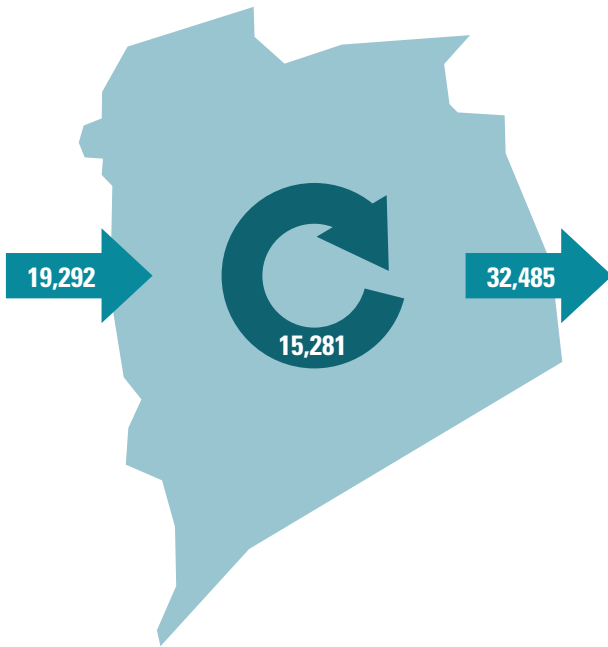
2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	47.2%
10-24 miles	32.0%
25-50 miles	10.0%
50 miles or more	10.8%



WORKER INFLOW & OUTFLOW



Live and work in Pickens County	15,281
Commute into Pickens County	19,292
Commute out of Pickens County	32,485

Pickens County WHERE DO WORKERS LIVE?

Pickens County	44.2%
Anderson County	16.5%
Greenville County	14.6%
Oconee County	9.5%
Spartanburg County	2.7%
Richland County	0.8%
Laurens County	0.7%
Aiken County	0.6%
Charleston County	0.6%
York County	0.5%

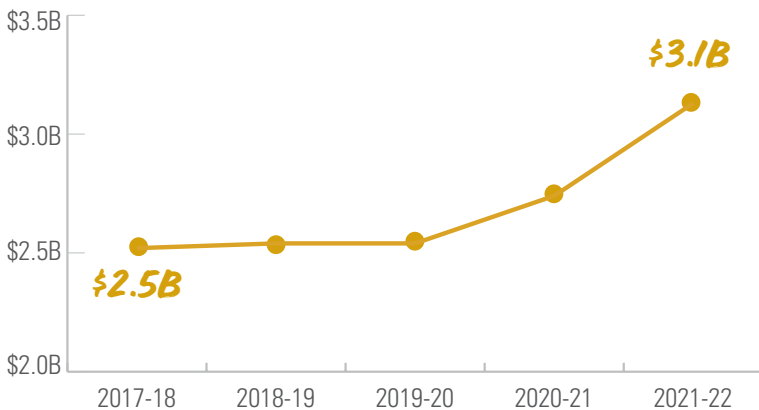
2023 EMPLOYMENT by Industry

Agriculture / Mining	0.3%	186
Construction	7.8%	4,610
Manufacturing	14.6%	8,643
Wholesale Trade	1.7%	1,003
Retail Trade	10.3%	6,103
Transportation / Utilities	4.9%	2,924
Information	0.9%	554
Finance / Insurance / Real Estate	4.2%	2,506
Services	51.6%	30,650
Public Administration	3.7%	2,169
TOTAL	100%	59,348

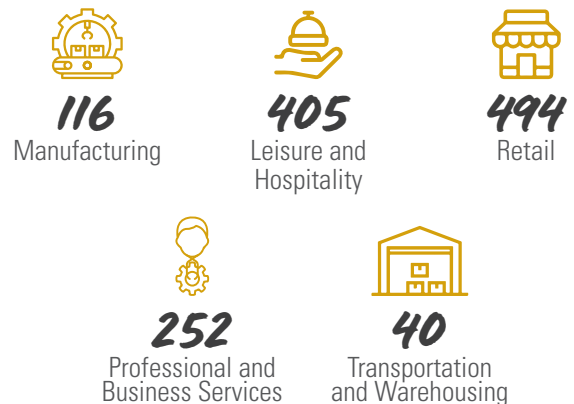
2023 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	62,052
Unemployed	4.4%

GROSS RETAIL SALES by Fiscal Year



2023 BUSINESS ESTABLISHMENTS by Industry



TOP 5 MANUFACTURING EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
Reliable Automatic Sprinkler Company	Fire Sprinklers & Systems Components	501-1,000
Milliken & Company	Broadwoven Fabrics	501-1,000
Yokohama America	Automotive Fluid Handling Components	251-500
Abbott	Specialty Medical Devices	251-500
Danfoss (formerly Comatrol)	Cartridge Valves and Hydraulic Integrated Circuits	251-500

TOP 5 NON-MANUFACTURING EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
Clemson University	Higher Education	5,001+
State of SC	State Government	2,501-5,000
Prisma Health	Healthcare	1,001-2,500
Pickens County School District	Public Education, K-12	1,001-2,500
Pickens County	Local Government	501-1,000

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



PICKENS COUNTY AIRPORT

PORT



INLAND PORT GREER

- 35 miles from the City of Pickens
- 151,261 rail lifts in FY2022

PORT OF CHARLESTON

- 227 miles from the City of Pickens
- 2.6 million TEUs handled in FY2023

HIGHWAY



INTERSTATES



HIGHWAYS



RAIL



MAJOR PROVIDERS



SHORT-LINE PROVIDERS

Pickens

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