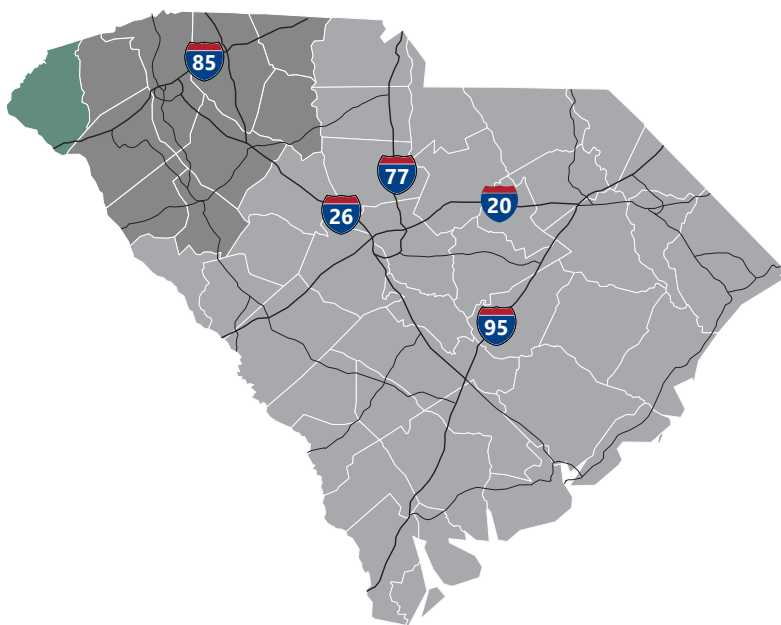


Enjoy the Best of Both Worlds

Oconee County

The county was formed in 1868, and the county seat is Walhalla. This area was home to the Cherokees, who gave up their lands in treaties signed in 1777 and 1816. After the American Revolution, settlers from other parts of the state began moving in, including Germans from Charleston who founded Walhalla in 1850. Oconee County is in the foothills of the beautiful Appalachian Mountains and encompasses rivers, lakes, and forests. As one of South Carolina's most scenic and economically stimulating counties, Oconee County is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, the I-85 Corridor. With a diversified economic base, Oconee offers a wide variety of occupational and recreational opportunities. The towns of Oconee County are also located on the South Carolina National Heritage Corridor, which extends from the Upstate to Charleston.



Total Population

| | 2010 | 2018 | 2023 | Growth Rate ¹ |
|----------------|-----------|-----------|-----------|--------------------------|
| Oconee County | 74,273 | 77,725 | 80,384 | 0.68% |
| Upstate SC | 1,362,073 | 1,482,416 | 1,563,925 | 1.08% |
| South Carolina | 4,625,364 | 5,108,693 | 5,437,217 | 1.25% |

¹Projected Annual Growth Rate 2018-2023

Population by Age

| | 2010 | 2018 | 2023 |
|----------|-------|-------|-------|
| Under 5 | 5.6% | 5.0% | 4.8% |
| 5 to 9 | 5.7% | 5.4% | 5.2% |
| 10 to 14 | 6.1% | 5.6% | 5.7% |
| 15 to 24 | 12.2% | 10.7% | 10.4% |
| 25 to 34 | 10.5% | 11.3% | 10.1% |
| 35 to 44 | 12.0% | 11.1% | 11.6% |
| 45 to 54 | 14.3% | 12.7% | 12.1% |
| 55 to 64 | 14.7% | 15.0% | 14.3% |
| 65+ | 19.0% | 23.1% | 25.7% |

35.1% of the 2018 population is prime working age

Population by Race & Ethnicity

| | 2010 | 2018 | 2023 |
|--------------------------------|-------|-------|-------|
| White | 87.8% | 87.0% | 86.1% |
| Black | 7.6% | 7.3% | 7.1% |
| 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% | 2.6% | 3.0% |
| Two or More Races | 1.6% | 1.9% | 2.3% |
| Hispanic Origin (Any Race) | 4.5% | 5.2% | 6.0% |

Households & Families

| | 2010 | 2018 | 2023 |
|------------------|--------|--------|--------|
| Total Households | 30,676 | 32,070 | 33,160 |
| Total Families | 21,118 | 21,731 | 22,333 |
| Average HH Size | 2.4 | 2.4 | 2.4 |
| Renter Occupied* | 24.9% | 28.9% | 28.3% |
| Owner Occupied* | 75.1% | 71.1% | 71.7% |

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

Median Household Income

| | 2018 | 2023 |
|----------------|----------|----------|
| Oconee County | \$42,876 | \$45,333 |
| South Carolina | \$50,748 | \$56,462 |
| United States | \$58,100 | \$65,727 |

Per Capita Income

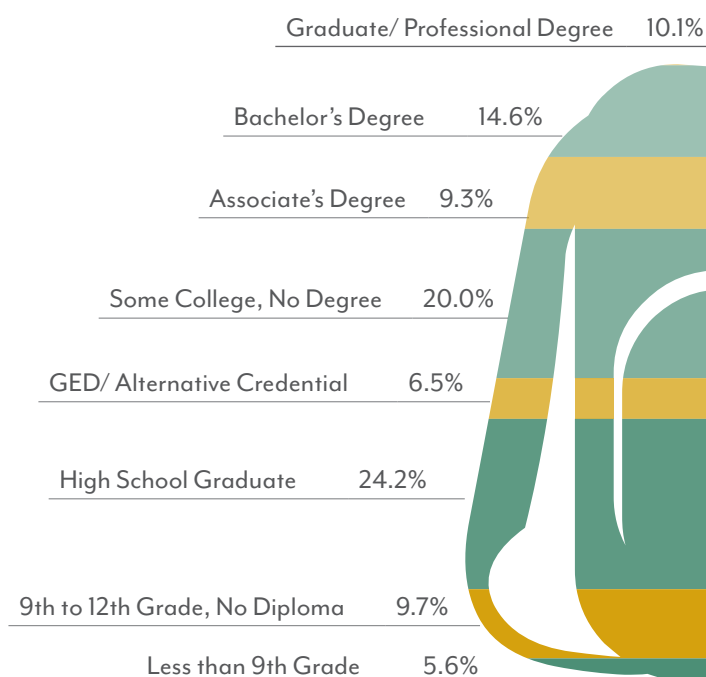
| | 2018 | 2023 |
|----------------|----------|----------|
| Oconee County | \$26,648 | \$30,252 |
| South Carolina | \$27,697 | \$31,565 |
| United States | \$31,950 | \$36,530 |

2018 Highest Education Attainment, Age 25+

High School Diploma
or Higher



Bachelor's Degree
or Higher





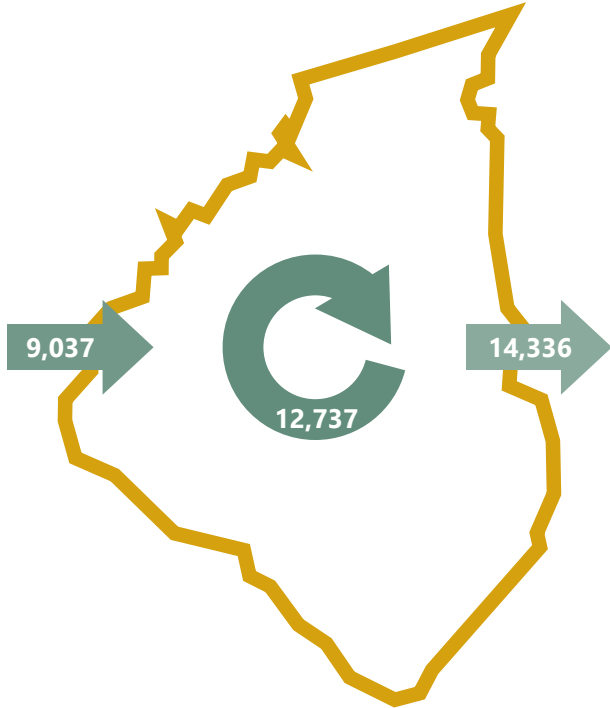
Commuting Patterns

Travel Distance to Work

| | |
|--------------------|-------|
| Less than 10 miles | 48.2% |
| 10-24 miles | 27.7% |
| 25-50 miles | 10.5% |
| 50 miles or more | 13.7% |

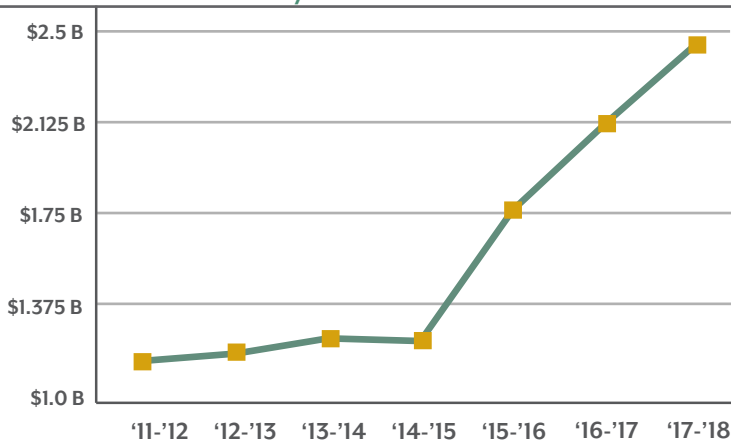
**75.9% of
workers travel
less than
25 miles**

Worker Inflow/Outflow



| | |
|--------------------------------|--------|
| Live and Work in Oconee County | 12,737 |
| Commute into Oconee County | 9,037 |
| Commute Out of Oconee County | 14,336 |

Gross Retail Sales by Fiscal Year



Where Do Oconee County Workers Live?

| | |
|---------------------|-------|
| Oconee County | 47.0% |
| Greenville County | 14.7% |
| Pickens County | 11.1% |
| Anderson County | 8.3% |
| Spartanburg County | 3.0% |
| Richland County | 2.7% |
| Lexington County | 1.3% |
| Charleston County | 1.1% |
| York County | 0.9% |
| Stephens County, GA | 0.7% |

2018 Employment by Industry

| | | |
|-------------------------------|-------|--------|
| Agriculture/Mining | 2.4% | 740 |
| Construction | 6.3% | 1,942 |
| Manufacturing | 21.7% | 6,690 |
| Wholesale Trade | 1.5% | 462 |
| Retail Trade | 10.2% | 3,145 |
| Transportation/Utilities | 5.4% | 1,665 |
| Information | 0.6% | 185 |
| Finance/Insurance/Real Estate | 4.6% | 1,418 |
| Services | 45.2% | 13,936 |
| Public Administration | 2.1% | 647 |
| Total | 100% | 30,831 |

2018 Civilian Population in Labor Force (16+)

| | |
|------------|-------|
| Employed | 95.8% |
| Unemployed | 4.2% |

2018 Business Establishments by Industry

84

Manufacturing

373

Retail

201

Hospitality

518

Professional
Services

38

Transportation
and Warehousing

Top 10 Major Employers

| Company | Employees | Primary Product(s) |
|-------------------------------|-----------|------------------------------------|
| Oconee County School District | 1,549 | Education |
| Duke Energy Corporation | 1,314 | Energy |
| Oconee Memorial Hospital | 1,300 | Healthcare |
| BorgWarner | 940 | Automotive Transfer Cases |
| Itron, Inc. | 930 | Electronic Measuring Devices |
| JTEKT/Koyo Bearings USA, LLC | 630 | Automotive Bearings |
| Schneider Electric | 552 | Motor Control Centers |
| Oconee County Government | 506 | Local Government |
| U.S. Engine Valve Corp. | 383 | Automotive Engine Valves |
| BASF Corp. | 360 | Precious metal catalyst & refining |



Airport Access

Greenville Spartanburg International

- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US
 - Allegiant Air
 - American Airlines
 - Delta
 - Frontier Airlines
 - Southwest Airlines
 - United Airlines

Oconee County Regional Airport



Port Access

Inland Port Greer

- 55 Miles from the City of Seneca
- 124,817 Rail Lifts in 2017
- 20.4% growth from 2016

Port of Charleston

- 243 Miles from the City of Seneca
- 2.2 M TEUs handled in 2017
- 9.0% growth from 2016



Highway Access

Interstates

- I-85

Highways

- US 123
- US 76
- SC 28
- SC11



Rail Access

Rail Providers

- Norfolk-Southern



UpstateSCAlliance

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Additional Resources

www.investoconeesc.com
www.madeinoconee.com

www.oconeesc.com
www.oconeechambersc.com

www.southcarolinaparks.com
www.sciway.net

Sources: ESRI Business Analyst (2018 and 2023 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2015; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Oconee Economic Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).