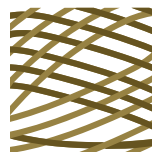




**CHESTER COUNTY** | THE IDEAL CHOICE FOR BUSINESS. FOR LIFE.



Choose

**CHESTER**

Chester County Economic Development



A photograph of two men in business suits walking through a large industrial facility, likely a tire manufacturing plant. The man on the left is gesturing with his right hand towards the background. They are walking past several large metal racks filled with stacks of black tires. In the background, there is complex machinery and equipment, including a large white machine with the brand name 'VULCAN' visible. The entire image has a blue color overlay.

*Since 2015, **thirteen** companies have chosen Chester County, SC, for their corporate expansion, pledging **\$464 million** in capital expenditure and committing to the creation of **900 new jobs**.*



## SMALL-TOWN HOSPITALITY CLOSE TO MAJOR METROPOLITAN AREAS



During the mid-20th century, textile mills were the heart of Chester County's economy, which eventually led to the downturn of the community's economic vitality when the industry shifted to lower-cost markets. Today, Chester County's business attraction efforts foster economic diversity and the county is home to more than 50 manufacturers across industrial sectors, including Giti Tire USA, Boise Cascade Company, Carolina Poly, Sun Fiber, Omnova, and ATI Industries.

A primary driver of this economic diversity is Chester County's commitment to site readiness. It's current inventory includes 35 sites, ranging in size from 12 to 4,405 acres. Nine sites have rail access, ten have interstate frontage, and three are certified sites. In fact, Chester County has more sites available than any other county in South Carolina.

As the southernmost county in the Charlotte region and adjacent to the Columbia, SC, region, Chester County enjoys all the advantages of these metropolitan cities coupled with its rural charm. The county itself has many fun-filled amenities to offer residents and tourists alike, including sky diving at Carolina Skydive, camping and fishing at the Chester State Park or playing a round of golf at the majestic Springs Golf Course.

A perfect place to raise a family with a low cost of living, Chester County is the ideal choice for business...and, for life.



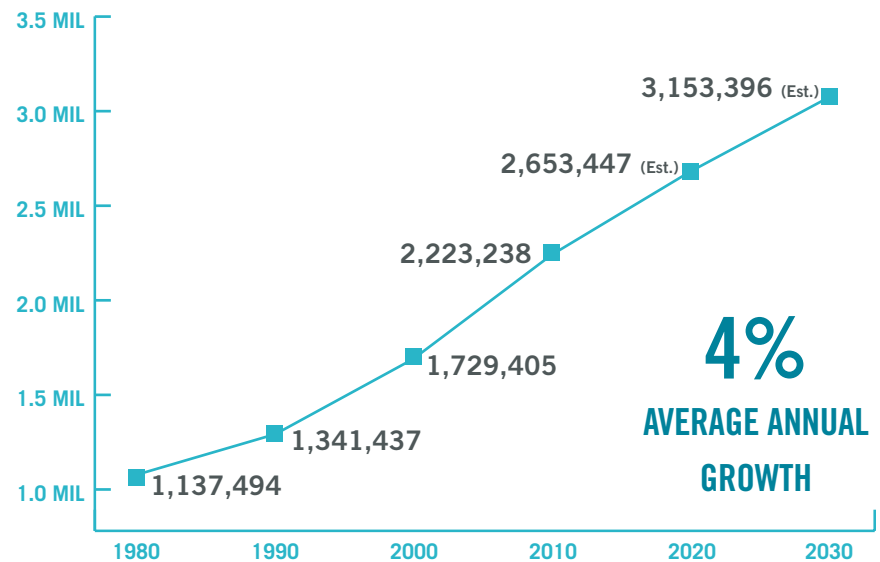
## DEMOGRAPHICS

### POPULATION GROWTH OF CHARLOTTE MSA

Chester County is part of the Charlotte-Concord-Gastonia Metropolitan Statistical Area (MSA), which consists of the following ten counties: Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union counties in North Carolina; and, Chester, Lancaster and York counties in South Carolina.

With a population of more than 2.6 million, the Charlotte MSA is the largest metropolitan statistical area in the Carolinas. Predicted that the population will exceed 3 million by 2030, the Charlotte MSA is the fastest growing and the 4th largest MSA in the Southeast U.S. behind Miami, Atlanta and Tampa.

### CHARLOTTE METRO POPULATION GROWTH



Source: SC Revenue and Fiscal Affairs Office; NC Office of State Budget and Management





Chester County employers source workers from well beyond the county border. Supported by independent third-party research for the purpose of industry and workforce analysis, the map above defines Chester County’s labor shed based on commuting data. The tables below detail the county’s demographics in the context of this larger region and the USA.

### DEMOGRAPHICS

Population	Chester County	Labor Shed	United States
Total Population	32,926	2,526,404	333,793,107
2025 Total Population	32,635	2,738,377	346,021,282
2020-2025 Growth Rate	-1%	+8%	+4%
Age	Chester County	Labor Shed	United States
Less than 15	19%	19%	18%
Age 15 - 34	23%	28%	27%
Age 35 - 49	18%	20%	19%
Age 50 - 64	22%	19%	19%
Age 65+	19%	14%	17%
Age 18+	78%	77%	78%
Median Age	42.1	36.8	38.5
2025 Median Age	43.6	37.1	39.3

Income	Chester County	Labor Shed	United States
Median Household Income	\$39,057	\$61,471	\$62,203
2025 Median Household Income	\$42,625	\$66,567	\$67,325
Per Capita Income	\$21,317	\$34,464	\$34,136
2025 Per Capita Income	\$23,538	\$38,199	\$37,691



# ECONOMY

## ECONOMY

Chester County's pro-business atmosphere, strategic location and a dedicated, hard-working labor force is just a few of the reasons why more than 50 industrial manufacturers call Chester County home.

From 2018-2019, Chester County's job growth rate grew 2.2% compared to +1.1% nationally. Despite this growth, the county's average annual wage is still \$14,300 below the U.S. average and complementary of the region's low cost-of-living.

Providing convenient workforce training of this growing labor force is the York Technical College-Chester Center, which offers a state-of-the-art facility where students may take part in credit or non-credit courses in a traditional classroom setting or via live two-way video.

## CHESTER COUNTY TOP EMPLOYERS\*

Company	Industry	Jobs
Giti Tire USA	MANUFACTURING - Motor vehicles tires	1,000
Boise Cascade Company	MANUFACTURING - Plywood and building materials	400
Carolina Poly Inc.	ADVANCED MATERIALS - Polyethylene film product manufacturing	380
Guardian Industries Corp.	ADVANCED MATERIALS - Float glass manufacturing	350
MUSC Health Chester Medical Center	HEALTH CARE - Hospital, Full service	300
ATI Industries LLC	ADVANCED MATERIALS - Alloys and specialty steel manufacturing	300
Boral Stone Products LLC	MANUFACTURING - Decorative stone products	250
United Infrastructure Group	CONSTRUCTION - Civil engineering construction	200
United Natural Goods, Inc.	WAREHOUSING AND DISTRIBUTION - Food products distribution center	200
Sun Fiber LLC	ADVANCED MATERIALS - PET staple (recycled plastic) product manufacturing	190
Omnova Solutions	ADVANCED MATERIALS - Chemical product manufacturing	150
Walmart	RETAIL - Local retail	120
GAF Materials Corp.	MANUFACTURING - Construction products	110
BILO	RETAIL - Grocery store	110
Chester Telephone Company	TELECOMMUNICATIONS - Regional telephone service provider	100

Source: Chester County Economic Development  
 \*Note — Not included: Government and K-12 education



## TOP EMPLOYERS\*



1,000



Boise Cascade

400

**Carolina Poly**

380



350



**MUSC Health**  
Medical University of South Carolina

Chester Medical Center

300

Source: Chester County Economic Development; \*Note - Not included: Government and K-12 education

## CHESTER COUNTY RECENT PROJECT ANNOUNCEMENTS

Company Name	Industry	Year	Type	Pledged CapEx	Pledged Jobs
Faddis Concrete Products	MANUFACTURING - Precast concrete products, non-residential	2019	ATTRACTION	\$6,700,000	60
Boise Cascade Company	MANUFACTURING - Plywood and building materials	2019	EXPANSION	\$17,500,000	0
Carolina Poly, Inc.	ADVANCED MATERIALS - Polyethylene film product manufacturing	2018	EXPANSION	\$25,000,000	75
ShayNano USA, Inc.	ADVANCED MATERIALS - Paint and coating nanomaterial additive manufacturing	2018	ATTRACTION	\$14,700,000	40
Next Gen Alloys, LLC	ADVANCED MATERIALS - Titanium alloy additive manufacturing	2017	EXPANSION	\$28,800,000	29
Roseburg Forest Products	MANUFACTURING - Laminated veneer lumber headers & beams	2017	ATTRACTION	\$200,000,000	145
PPG	ADVANCED MATERIALS - Fiberglass products, direct draw	2016	EXPANSION	\$20,000,000	0
Boise Cascade Company	MANUFACTURING - Plywood and building materials	2015	EXPANSION	\$23,500,000	52
Carolina Poly, Inc.	ADVANCED MATERIALS - Polyethylene film product manufacturing	2015	ATTRACTION	\$100,000,000	300
Specialty Polymers, Inc.	ADVANCED MATERIALS - Water-based polymers and adhesives manufacturing	2015	EXPANSION	\$5,500,000	5
				<b>\$441,700,000</b>	<b>706</b>

Source: South Carolina Department of Commerce



## WORKFORCE



### CHESTER COUNTY TOP MANUFACTURING LOCATION QUOTIENTS\* (LQ) (Q1 2020)

Location quotients (LQs) measure the concentration of an industry in a region, compared to a benchmark area (ex. — the United States), as a way to identify unique and/or specialized components of a local economy. LQ values between 0.9 and 1.2 imply comparable rates, while LQ values greater than 1.2 signal a much higher local concentration (i.e. - a unique local cluster), likely attributable to a thriving industry, unique asset, or similar feature. (Ex. LQ = 26.96, employment is 2596% more concentrated than the US average.)

NAICS Code	NAICS Subsector	Jobs	LQ
327	Nonmetallic Mineral Product Manufacturing	760	26.96
326	Plastics and Rubber Products Manufacturing	1,305	25.66
331	Primary Metal Manufacturing	378	14.48
321	Wood Product Manufacturing	395	14.24
322	Paper Manufacturing	274	10.94

Source: Chmura Economics; JobsEQ  
 \*Note — Data listed by place of business; Private-sector employment



## CHESTER COUNTY EMPLOYMENT BY INDUSTRY SECTOR (Q1 2020)\*

NAICS Code	NAICS Sector	Employed	Five-year Growth Rate	US Growth Rate	Annual Wage	Difference from US
11	Agriculture, Forestry, Fishing and Hunting	88	+16%	+0.3%	\$46,989	+26%
21	Mining, Quarrying, and Oil and Gas Extraction	0	-	-21%	-	-
22	Utilities	15	+406%	-0.5%	\$106,827	-5%
23	Construction	389	+3%	+22%	\$49,840	-23%
31 - 33	Manufacturing	3,927	+60%	+4%	\$54,124	-22%
48 - 49	Transportation and Warehousing	437	-11%	+23%	\$35,605	-35%
51	Information	121	+31%	+5%	\$69,714	-42%
52	Finance and Insurance	129	-7%	+7%	\$43,263	-60%
53	Real Estate and Rental and Leasing	11	-7%	+12%	\$49,037	-19%
54	Professional, Scientific, and Technical Services	200	+41%	+13%	\$74,492	-26%
55	Management of Companies and Enterprises	5	+504%	+12%	\$83,796	-32%
81	Other Services (except Public Administration)	179	-16%	+6%	\$24,011	-40%

## CHESTER COUNTY LARGEST INDUSTRIES BY EMPLOYMENT\* (Q1 2020)

### MANUFACTURING



EMPLOYED — 3,927

PERCENT OF ALL PRIVATE  
SECTOR JOBS — 47%

### TRANSPORTATION AND WAREHOUSING



EMPLOYED — 437

PERCENT OF ALL PRIVATE  
SECTOR JOBS — 5%

### CONSTRUCTION



EMPLOYED — 389

PERCENT OF ALL PRIVATE  
SECTOR JOBS — 5%

## CHESTER COUNTY FASTEST GROWING INDUSTRY SECTORS\* (2015 - 2020)

### MANUFACTURING



EMPLOYED — 3,927

GROWTH RATE — 60%

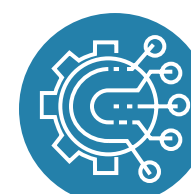
### PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES



EMPLOYED — 200

GROWTH RATE — 41%

### INFORMATION



EMPLOYED — 121

GROWTH RATE — 31%

\*Note — Data listed by place of business; Private-sector only for employment, All Covered employment for wages. Fastest growing industries Q1 2020 minimum jobs, 50. NAICS sectors not included: Wholesale/retail trade (42 - 45); Admin, support, and waste management (56); Education (61); Healthcare (62); Arts (71); Accommodation & Food (72); and Public Administration (82)



## WORKFORCE

South Carolina has one of the top workforce development systems in the country, as the state was recently ranked 2nd in the U.S. for workforce development programs by Area Development magazine. South Carolina is the 23rd largest state by population, yet, ranks 4th for its ten-year growth rate (+37%) of engineering jobs.

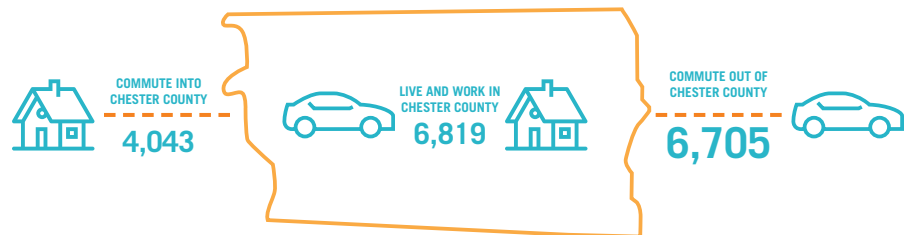
Being home to York Technical College's Chester Center and in close proximity to the University of South Carolina, the Clemson University International Center for Automotive Research (CU-ICAR) and the Engineering Departments of Clemson University, as well as the University of North Carolina in Charlotte, Chester County is known for its high concentration of skilled workers and its engineering strength.

## LABOR FORCE STATISTICS

Segment	Chester County	Labor Shed
Civilian Population 16+	13,691	1,290,187
Employed	13,055	1,242,371
Unemployment Rate	4.6%	3.7%

Source: Bureau of Labor Statistics, LAUS; March 2020, Not seasonally adjusted

## CHESTER COUNTY COMMUTING PATTERNS (Q1 2020)



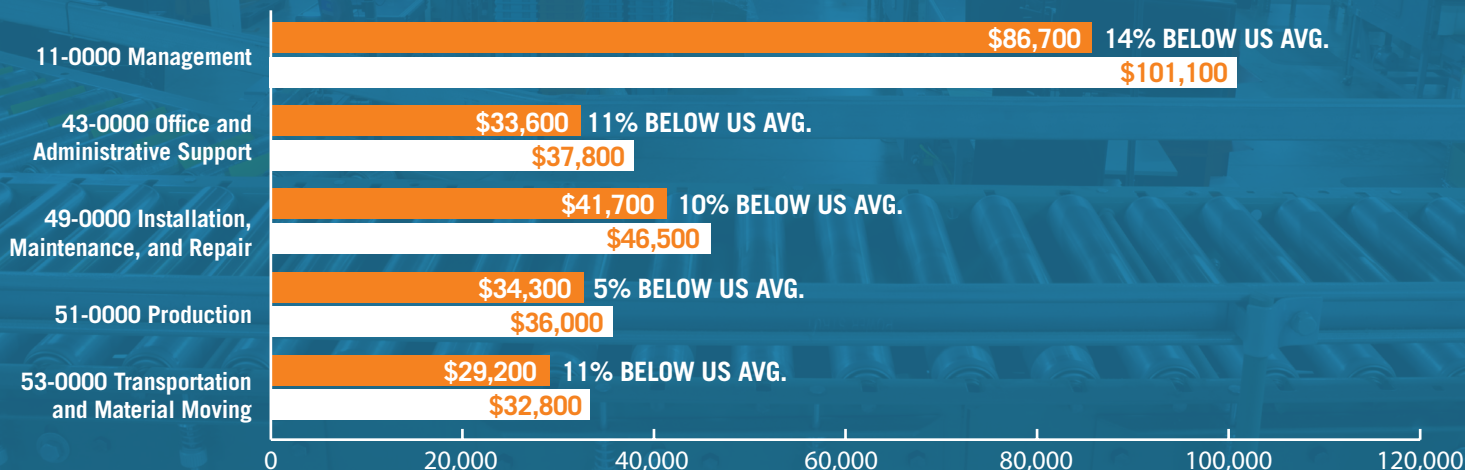
Source: Chmura Economics; JobsEQ



## CHESTER COUNTY WAGES BY OCCUPATION GROUP\*

Chester County wages are below the national average, helping employers stay competitive with lower labor costs. Coupled with the region's low cost-of-living, workers still achieve an excellent quality of life.

■ CHESTER COUNTY ANNUAL WAGE (2019 MEDIAN) ■ US ANNUAL WAGE (2019 MEDIAN)



\*Note — Data listed by place of business by 2-digit SOC Code. Wages reflect private & public sector operations

## CHESTER COUNTY JOB GROWTH BY OCCUPATION GROUP (2015 - 2020)\*

SOC Code	Occupation Major Group	Job Growth	Growth Rate	US Growth Rate
11-0000	Management	+93	+39%	+19%
43-0000	Office and Administrative Support	+113	+17%	+0.2%
49-0000	Installation, Maintenance, and Repair	+159	+47%	+9%
51-0000	Production	+882	+67%	+2%
53-0000	Transportation and Material Moving	+132	+12%	+11%

\*Note — Data listed by place of business; Employment data represents private sector operations only

## CHESTER COUNTY TOP OCCUPATIONS (Q1 2020)\*

SOC Code	Detailed Occupation	Employed	Chester County Annual Wage (2019 Median)	Difference from US
53-3032	Heavy and Tractor-Trailer Truck Drivers	492	\$39,200	-13%
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	287	\$24,200	-18%
51-9197	Tire Builders	254	\$41,600	-10%
51-2092	Team Assemblers	207	\$28,200	-13%
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	186	\$58,000	-3%
51-1011	First-Line Supervisors of Production and Operating Workers	175	\$54,900	-10%
49-9071	Maintenance and Repair Workers, General	168	\$36,400	-7%
11-9013	Farmers, Ranchers, and Other Agricultural Managers	154	\$66,900	-6%
11-1021	General and Operations Managers	154	\$98,200	-3%
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	151	\$33,600	-11%

\*Note — Data listed by place of business; Employment data represents private sector operations only and wages reflect public and private sector operations. Occupations not included: Education, Training, & Library; Protective Service; Food Preparation & Serving; and Retail Sales

Source: Chmura Economics; JobsEQ



## EDUCATION



Chester County embraces the future with a superb school system and teaching corp. Nearly sixty percent of the teachers hold a Masters Degree or higher, and the schools have been lauded for high academic achievement, having been awarded South Carolina's Palmetto Gold and Silver awards. The County has also received numerous state awards for their school-business partnerships and volunteer efforts.

### **PUBLIC AND PRIVATE SCHOOLS**

Public schools in Chester County boast modern facilities with state-of-the-art wireless technology. Within the County, the high schools offer multiple AP courses for college credit, virtual learning labs from the University of South Carolina (USC) and York Technical College, as well as two-way interactive distance learning studios. In addition, there are nine regional International Baccalaureate and five foreign language schools.

### **COLLEGES AND UNIVERSITIES**

Over 40 higher education institutions lie within a 60-mile radius of Chester County, including the University of South Carolina, Winthrop University, UNC Charlotte and Wofford University. Locally, York Technical College supports businesses with 37 programs, an Industrial & Engineering Technologies division, and a new generation of computer numerically-controlled machines for greater productivity and production.



## SKILLED WORKFORCE

### TOP 5 MANUFACTURING SECTORS BY RATE OF FOUR-YEAR+ DEGREES\*

NAICS Code	NAICS Industry Group	CHESTER COUNTY Avg. Jobs	% Four-Year+ Degree
3279	Other Nonmetallic Mineral Product Manufacturing	178	19%
3252	Resin, Synthetic Rubber, and Artificial and Synthetic Fibers and Filaments Manufacturing	357	17%
3251	Basic Chemical Manufacturing	60	15%
3272	Glass and Glass Product Manufacturing	237	15%
3314	Nonferrous Metal (except Aluminum) Production and Processing	288	13%

NAICS Code	NAICS Industry Group	LABOR SHED Avg. Jobs	% Four-Year+ Degree
3341	Computer and Peripheral Equipment Manufacturing	229	37%
3352	Household Appliance Manufacturing	672	36%
3362	Motor Vehicle Body and Trailer Manufacturing	673	35%
3344	Semiconductor and Other Electronic Component Manufacturing	109	33%
3346	Manufacturing and Reproducing Magnetic and Optical Media	253	31%

Source: US Census Bureau, Center for Economic Studies, LEHD; Quarterly Workforce Indicators

\*Note — Data listed by place of employment for private and public sector; Quarterly average (Q2 2018 - Q2 2019); Minimum employment, County: 50, Labor Shed: 100

## EDUCATIONAL ATTAINMENT\*

Highest Level Completed	Chester County	Labor Shed	US
<b>Total Population Age 25+</b>	<b>23,411</b>	<b>1,693,438</b>	<b>229,185,446</b>
Less than High School Graduate	16%	9%	11%
High School/GED/Alternative	42%	22%	27%
Some College, No Degree	17%	20%	20%
Associate's Degree	11%	9%	9%
Bachelor's or Higher	14%	39%	33%

Source: Esri Community Analyst, 2020 estimates

\*Note — Highest level completed for residents age 25+

## LABOR SHED STUDENT POPULATION & GRADUATES

Institution Type*	Enrollment, Fall 2018	Awards, Spring 2019
University / 4-Year / Public	70,318	18,196
University / 4-Year / Private	10,114	2,715
College / 4-Year / Private	6,500	1,138
Technical College / 2-Year / Public	7,833	3,375
Community College / 2-Year / Public	25,709	5,146
<b>TOTAL</b>	<b>120,474</b>	<b>30,570</b>

Source: National Center for Education Statistics; IPEDS

\*Note — Only not-for-profit institutions. Any institution offering degrees beyond Bachelor's is classified as "University." Awards reflect first majors only.



# EDUCATION



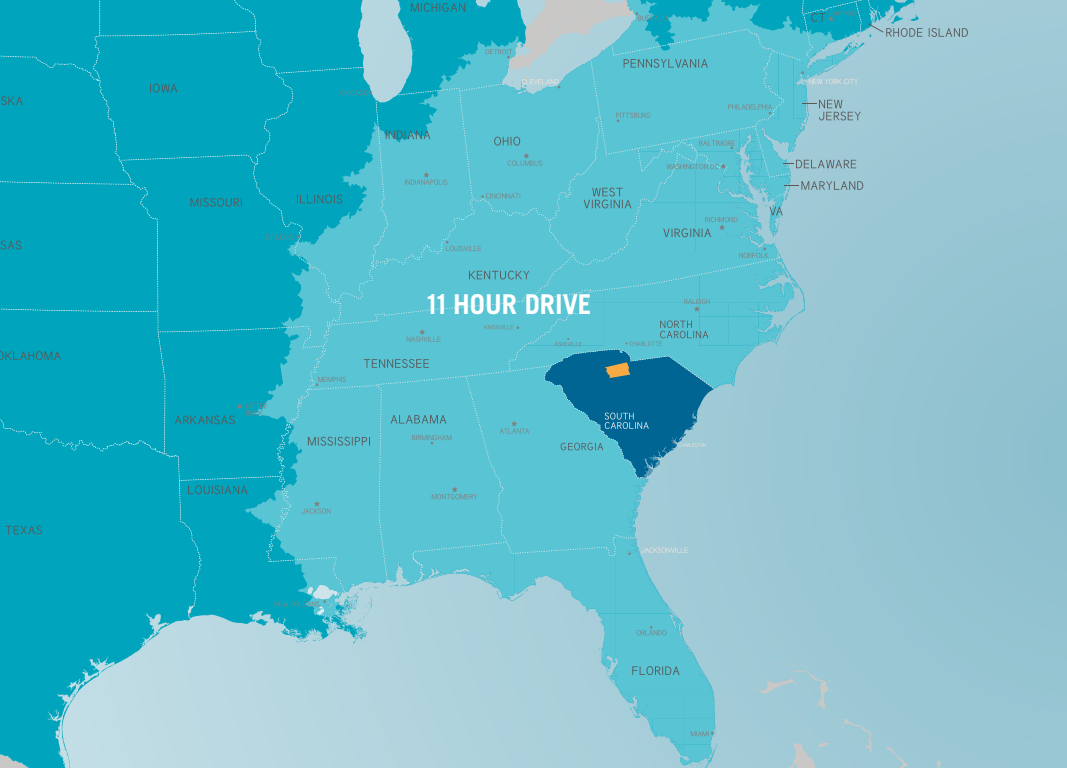
## HIGHER EDUCATION INSTITUTIONS WITHIN CHESTER COUNTY'S LABOR SHED

Name	Institution Type*	County	Enrollment, Fall 2018	Awards, Spring 2019
University of South Carolina - Columbia	University / 4-Year / Public	Richland, SC	34,795	9,006
University of North Carolina at Charlotte	University / 4-Year / Public	Mecklenburg, NC	29,710	7,853
Central Piedmont Community College	Community College / 2-Year / Public	Mecklenburg, NC	18,824	3,423
Winthrop University	University / 4-Year / Public	York, SC	5,813	1,337
Gaston College	Community College / 2-Year / Public	Gaston, NC	5,362	1,586
York Technical College	Technical College / 2-Year / Public	York, SC	4,253	1,250
Wingate University	University / 4-Year / Private	Union, NC	3,689	834
Midlands Technical College	Technical College / 2-Year / Public	Richland, SC	3,580	2,125
Queens University of Charlotte	University / 4-Year / Private	Mecklenburg, NC	2,536	758
Benedict College	College / 4-Year / Private	Richland, SC	2,165	287
Davidson College	College / 4-Year / Private	Mecklenburg, NC	1,843	477
Johnson C Smith University	University / 4-Year / Private	Mecklenburg, NC	1,565	262
Belmont Abbey College	College / 4-Year / Private	Gaston, NC	1,556	292
University of South Carolina - Lancaster	Community College / 2-Year / Public	Lancaster, SC	1,523	137
Columbia College	University / 4-Year / Private	Richland, SC	1,276	524
Columbia International University	University / 4-Year / Private	Richland, SC	1,048	337
Allen University	College / 4-Year / Private	Richland, SC	743	61
Clinton College	College / 4-Year / Private	York, SC	193	21
<b>Total 2018 - 2019 Student Enrollment &amp; Graduates</b>			<b>120,474</b>	<b>30,570</b>

Source: National Center for Education Statistics; IPEDS

\*Note — Only not-for-profit institutions. Any institution offering degrees beyond Bachelor's is classified as "University"





## INFRASTRUCTURE NETWORK

Chester County has the infrastructure to support new and expanding businesses. I-77 has been consistently widened and improved, as well as there has been significant investment of roadways across Chester County.

Charlotte Douglas International Airport is just 15 miles from the state line. Plus, the deep-water Port of Charleston is an easy drive. Seamless connectivity to Atlanta and Raleigh and the rest of the world are here.

Chester County is in the unique position of having a long established shortline railroad, the L&C Railway, that connects with both Norfolk Southern and CSX. This allows industrial clients to negotiate for very competitive freight rates, and has resulted in 20-30% savings on rail freight costs in many cases versus being captive to one rail carrier.

It's all about logistics. And, Chester County has them.



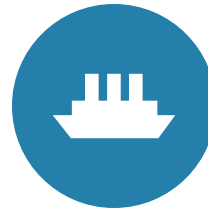
### AIR

#### **CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (CLT)**

700+ DAILY DEPARTURES AND LANDINGS  
2ND LARGEST AIRPORT ON THE EAST COAST  
38 INTERNATIONAL DESTINATIONS

#### **ROCK HILL-YORK COUNTY AIRPORT**

7,200 SQ. FT. TERMINAL  
5,500' X 100' RUNWAY  
20 MILES SOUTH OF CLT



### PORTS

#### **PORT OF CHARLESTON**

170 MILES FROM CHESTER COUNTY  
5 TERMINALS  
BY 2021, DEEPEST PORT ON EAST COAST

#### **CHARLOTTE REGIONAL INTERMODAL FACILITY**

\$96 MILLION FACILITY ADJACENT TO CLT  
200-ACRE STATE-OF-THE-ART FACILITY CONNECTED  
TO PORT OF CHARLESTON  
CAPABLE OF 200,000 LIFTS PER YEAR



### RAIL

#### **NORFOLK SOUTHERN**

MAJOR NORTH/SOUTH ROUTE THROUGH I-77 REGION  
2 TERMINALS-CHARLOTTE AND COLUMBIA  
20 MILES TO CHARLOTTE NORFOLK SOUTHERN  
INTERMODAL FACILITY AT CLT

#### **CSX TRANSPORTATION**

MAJOR ROUTE THROUGH I-77 REGION  
INTERSECTS WITH NORFOLK SOUTHERN LINE

#### **L&C RAILWAY**

PRIMARILY SERVING INDUSTRIAL AND  
LOGISTICS OPERATIONS ALONG SC STATE HIGHWAY 9  
CONNECTS TO BOTH NS AND CSX



# TAXES AND INCENTIVES



Chester County is an economic success story still being told, and a favorable tax climate joined with aggressive incentives contributes heavily.

Chester County Economic Development works with local stakeholders and potential investors to secure property tax abatements, Fee-in-Lieu of Tax agreements and exemptions, and industrial revenue bonds. On the state level, there are generous jobs and investment tax credits, grants and other discretionary incentives.

## CORPORATE INCOME TAX INCENTIVES

South Carolina provides a myriad of credits that can completely eliminate a company's corporate income tax liability for up to 10, or in some cases, 15 years.

**20%**

ADDITIONAL CREDIT FOR HQ'S  
PERSONAL PROPERTY COSTS

**5%**

CREDIT OF THE TAXPAYER'S  
QUALIFIED RESEARCH EXPENSES

**10%**

INCOME TAX CREDIT ON  
RENEWABLE ENERGY SYSTEMS



# CHESTER COUNTY TAX RATES

## 7%

**PERSONAL INCOME  
TAX RATE**

(BASED ON \$14,650 BRACKET)

## 5%

**CORPORATE  
TAX RATE**

(FLAT RATE)

## 8%

**CHESTER COUNTY  
SALES TAX RATE**

(1% DEDICATED TO FUNDING  
LOCAL CAPITAL PROJECTS)

### Chester County Local Incentives

<b>Property Tax Abatement</b>	Allows manufacturers to abate the county portion of property taxes for five-years on any new investment over \$50,000, with estimated savings of approximately 20 to 25% annually over a five-year period.
<b>Fee-in-Lieu of Property Tax Agreement</b>	Long-term benefit to a qualified company to insulating the firm from annual property tax increases, with up to a 42% reduction in property taxes annually for up to 20 years.
<b>Property Tax Exemptions</b>	Statutory property tax exemptions on inventories, intangibles, pollution control equipment.
<b>Industrial Revenue Bonds</b>	Low cost means to finance a new or expanding operation which can be used to acquire land, construct buildings, improve real property and acquire new machinery.

### South Carolina State Incentives

<b>Jobs Tax Credit</b>	Benefits companies for job creation that helps reduce state corporate income tax liability, up to 50% in a given year.
<b>Investment Tax Credit</b>	Used to offset up to 100% of corporate income tax liability with unused credits carrying forward for up to 10-years.
<b>Corporate Headquarters Tax Credit</b>	Credit is equal to 20% of the qualifying costs for establishing or expanding a corporate headquarters.
<b>Research and Development Tax Credit</b>	Credit equal to 5% of expenditures available against state corporate income tax, or corporate license tax for qualified research and development expenditures.
<b>Job Development Credit</b>	Discretionary performance-based incentive that rebates a portion of a new employees' state withholding tax back to the company, which could be up to 4% of annual payroll



## CHESTER COUNTY ECONOMIC DEVELOPMENT

Chester County Economic Development is the lead organization responsible for recruiting businesses, retaining and growing existing firms, and promoting and marketing Chester County. We also assist in strategic initiatives across Chester County focusing on product development, workforce development, infrastructure improvements and quality of life.



*Click here to view the I-77 Alliance video profiling Chester County.*



### WE CAN HELP YOU AND YOUR BUSINESS WITH:

- » Relocation assistance and tax incentives
- » Demographic and market research
- » Utility information requests
- » Maintaining and developing an inventory of available buildings and sites
- » Workforce training assistance
- » Familiarization tours and site visits
- » Existing industry retention and expansion services
- » Coordinating local, state and private economic development efforts



**Chester County Economic Development** | 3200 Commerce Drive, Suite B | Richburg, SC 29729  
info@choosechester.com | ChooseChester.com | P 803.377.1216 | F 803.377.2102

# CHESTER COUNTY

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CHESTER COUNTY HAS

**35 SITES AVAILABLE,**  
MOST IN SC, UP TO 4,400 ACRES.

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REAL ESTATE TAXES AVERAGE

**0.7% OF HOME VALUE,**

40% LESS THAN US AVERAGE



INDUSTRIAL POWER RATES

**12%**

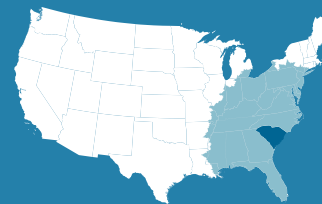
BELOW NATIONAL AVERAGE

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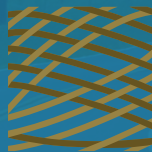
DIRECT ACCESS TO APPROXIMATELY

**45 PERCENT**  
OF THE US POPULATION

WITHIN 11-HOUR DRIVE







Choose

CHESTER

Chester County Economic Development



SOUTH CAROLINA  
I-77 ALLIANCE