



FAIRFIELD COUNTY



THERE'S SO MUCH MORE TO SEE.



FAIRFIELD
ECONOMIC DEVELOPMENT

A man with a mustache, wearing a dark polo shirt and trousers, stands on a yellow safety railing in a large warehouse. The warehouse is filled with numerous stacks of cardboard boxes on pallets and on the floor. The lighting is bright, and the overall scene conveys a sense of industrial activity and logistics.

*92% of Fairfield County's industrial sites and buildings
are within **three (3) miles of Interstate 77.***

EASY ACCESS TO TWO MAJOR METROPOLITAN AREAS COUPLED WITH SMALL TOWN, SOUTHERN CHARM



Fairfield County's hospitable communities steeped in a rich and colorful history, offers a quiet, country lifestyle with all the amenities of two major metropolitan areas close by.

Touted as a mecca for outdoor enthusiasts, Fairfield County boast two beautiful lakes perfect for boating, swimming and fishing. For a more cosmopolitan scene, the nearby state capital of Columbia offers sporting events, concerts, art and music festivals, fine dining and much more.

On the forefront, recent improvements in local education in Fairfield County have been dramatic during the past few years and are poised to only get better. In addition, Providence Health recently built an emergency center in the County, which has been a big boost to local healthcare. Plus, there's the exciting potential of attracting major employers to the [I-77 International Megasite](#) and to the new 675-acre Class A industrial park.

All in all, it's an exciting time for Fairfield County with great things to come as a place to learn, work and live.

DEMOGRAPHICS

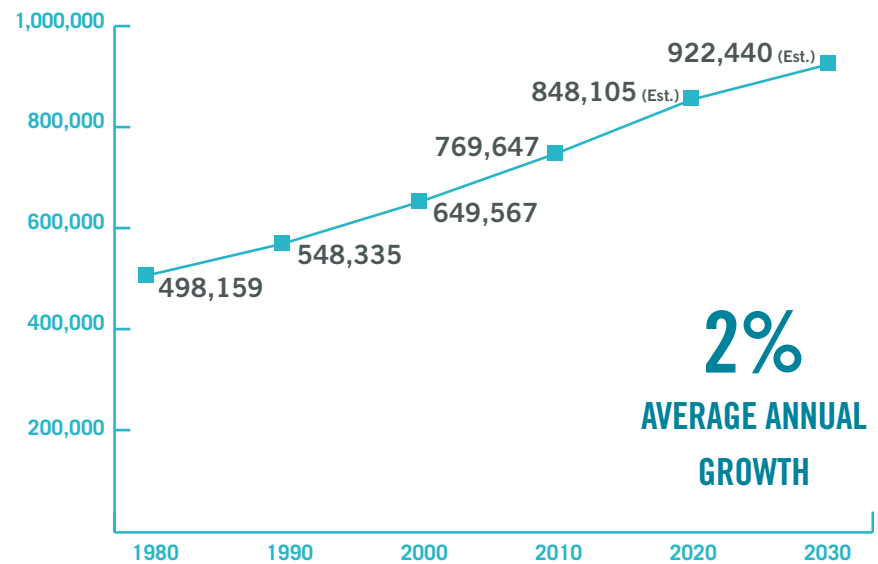


POPULATION GROWTH OF COLUMBIA MSA

Fairfield County is part of the Columbia Metropolitan Statistical Area (MSA), which consists of the following six counties: Richland, Lexington, Kershaw, Fairfield, Saluda and Calhoun.

As of 2019 Census Bureau Estimates, the Columbia MSA is the second-largest metropolitan statistical area in South Carolina, with a total population of 838,433. Looking ahead with an annual population growth rate of 2% in the Columbia MSA, it's predicted that the population will exceed 900,000 by 2030.

COLUMBIA, SC METRO AREA POPULATION GROWTH



Source: SC Revenue and Fiscal Affairs Office



Fairfield 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 Fairfield 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	Fairfield County	Labor Shed	United States
Total Population	23,756	2,501,459	333,793,107
2025 Total Population	23,400	2,700,054	346,021,282
2020-2025 Growth Rate	-1%	+8%	+4%

Age	Fairfield County	Labor Shed	United States
Less than 15	16%	19%	18%
Age 15 - 34	22%	28%	27%
Age 35 - 49	17%	20%	19%
Age 50 - 64	23%	19%	19%
Age 65+	21%	14%	17%
Age 18+	81%	77%	78%
Median Age	45.2	37.0	38.5
2025 Median Age	46.8	37.4	39.3

Income	Fairfield County	Labor Shed	United States
Median Household Income	\$37,157	\$59,164	\$62,203
2025 Median Household Income	\$39,989	\$63,911	\$67,325
Per Capita Income	\$22,200	\$33,688	\$34,136
2025 Per Capita Income	\$24,812	\$37,417	\$37,691

ECONOMY



Fairfield County has a solid manufacturing history, with 11% of the County's workforce being employed in some form of manufacturing. Companies located in the county benefit from the lower costs associated with a rural county while having access to a large, talented labor force with a track record in manufacturing.

Many of the local businesses work with Midlands Technical College's Fairfield Campus, which serves as a training site for MTC's QuickJobs program as well as provides workforce training for up to two semesters towards a degree. Plus, within a 30-minute drive is the University of South Carolina as well as the Northeast Campus of Midlands Technical College, where workforce training is available for a wide array of industries.

FAIRFIELD COUNTY TOP EMPLOYERS*

Company	Industry	Jobs
VC Summer Nuclear Station	UTILITIES - Electric power generation	600
BreakThrough Beverage	WAREHOUSING AND DISTRIBUTION - Food products distribution center	430
Element Electronics	MANUFACTURING - Televisions	350
MEKRA Lang	MANUFACTURING - Industrial imaging and video equipment	220
PruittHealth - Ridgeway	HEALTH CARE - Skilled nursing and rehabilitation center	160
Isola	MANUFACTURING - Circuit boards	140
MLILY USA	MANUFACTURING - Memory foam mattresses	125
BOMAG Americas, Inc.	MANUFACTURING - Construction vehicles and equipment	110
Infinity Foods	WHOLESALE TRADE - Organic food products	100
Qualex Manufacturing	MANUFACTURING - HVAC equipment components	60
Palmetto Imaging Technology	ADVANCED MATERIALS - Plastic film manufacturing	40
ProPallet	MANUFACTURING - Wood products	40
Indorama	ADVANCED MATERIALS - Textile product manufacturing	30
Carolina Technical Fabrics	ADVANCED MATERIALS - Textile product manufacturing	25
Southeastern Dock & Door LLC	CONSTRUCTION - Industrial truck dock installation and maintenance	20

Source: Fairfield County Economic Development

*Note — Not included: Government and K-12 education

TOP EMPLOYERS*



600



BREAKTHRU
BEVERAGE GROUP

430

element

350



220



PruittHealth

160

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

FAIRFIELD COUNTY RECENT PROJECT ANNOUNCEMENTS

Company	Industry	Year	Type	Pledged CapEx	Pledged Jobs
Sea Pro Boats, LLC	MANUFACTURING - Saltwater fishing boats	2019	ATTRACTION	\$3,000,000	135
Pharmacy-Lite Packaging	MANUFACTURING - Pharmaceutical packaging and containers	2019	ATTRACTION	\$2,900,000	33
MLILY USA	MANUFACTURING - Memory-foam mattresses	2018	ATTRACTION	\$45,000,000	250
Hidral USA, Inc.	MANUFACTURING - Industrial material moving systems	2014	ATTRACTION	\$1,500,000	25
BOMAG Americas, Inc.	MANUFACTURING - Construction vehicles and equipment	2014	ATTRACTION	\$18,200,000	121
Element Electronics	MANUFACTURING - Televisions	2013	ATTRACTION	\$7,500,000	500
				\$78,100,000	1,064

Source: South Carolina Department of Commerce



FAIRFIELD 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 = 7.60, employment is 660% more concentrated than the US average.)

NAICS Code	NAICS Subsector	Jobs	LQ
314	Textile Product Mills	32	7.60
326	Plastics and Rubber Products Manufacturing	156	5.54
336	Transportation Equipment Manufacturing	216	3.21
334	Computer and Electronic Product Manufacturing	120	2.91
325	Chemical Manufacturing	34	1.06

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

FAIRFIELD 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	28	-65%	+0.3%	\$29,480	-21%
21	Mining, Quarrying, and Oil and Gas Extraction	11	+115%	-21%	\$103,889	-2%
22	Utilities	661	-48%	-0.5%	\$131,286	+17%
23	Construction	113	-37%	+22%	\$47,713	-27%
31 - 33	Manufacturing	666	-84%	+4%	\$44,095	-36%
48 - 49	Transportation and Warehousing	58	+24%	+23%	\$48,026	-12%
51	Information	50	-16%	+5%	\$34,102	-71%
52	Finance and Insurance	56	-10%	+7%	\$40,782	-62%
53	Real Estate and Rental and Leasing	8	-47%	+12%	\$25,532	-58%
54	Professional, Scientific, and Technical Services	139	-79%	+13%	\$117,244	+17%
55	Management of Companies and Enterprises	16	-57%	+12%	\$74,502	-40%
81	Other Services (except Public Administration)	51	-30%	+6%	\$28,164	-30%

FAIRFIELD COUNTY LARGEST INDUSTRIES BY EMPLOYMENT* (Q1 2020)

MANUFACTURING



EMPLOYED — 666

PERCENT OF ALL PRIVATE
SECTOR JOBS — 16%

UTILITIES



EMPLOYED — 661

PERCENT OF ALL PRIVATE
SECTOR JOBS — 16%

PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES



EMPLOYED — 139

PERCENT OF ALL PRIVATE
SECTOR JOBS — 3%

FAIRFIELD COUNTY FASTEST GROWING INDUSTRY SECTORS* (2015 – 2020)

TRANSPORTATION AND WAREHOUSING



EMPLOYED — 58

GROWTH RATE — 24%

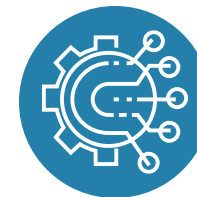
FINANCE AND INSURANCE



EMPLOYED — 56

GROWTH RATE — -10%

INFORMATION



EMPLOYED — 50

GROWTH RATE — -16%

*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



Fairfield County is part of the Southern Labor Shed, which has a civilian labor force of 1.25 million. The County's labor shed draws from Richland, Kershaw, Lexington, Calhoun, Orangeburg, and Newberry Counties in South Carolina and extends to Mecklenburg County in North Carolina.

Fairfield County is a largely rural county with a population of almost 24,000; however, 1.4 million people live within a one-hour drive of Fairfield County's primary industrial corridor.

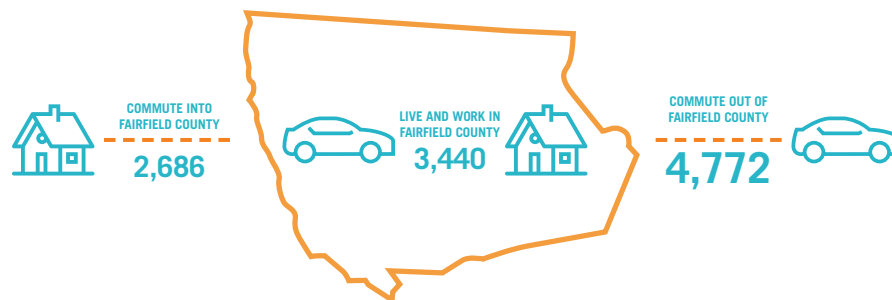
In addition, the workforce within the Southern Labor Shed is more educated than the state and national averages, with 39% of adults age 25+ in the region having a bachelor's degree or higher (SC-29%, US-33%).

LABOR FORCE STATISTICS

Segment	Fairfield County	Labor Shed
Civilian Population 16+	9,757	1,271,051
Employed	9,319	1,226,648
Unemployment Rate	4.5%	3.5%

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

FAIRFIELD COUNTY COMMUTING PATTERNS (Q1 2020)

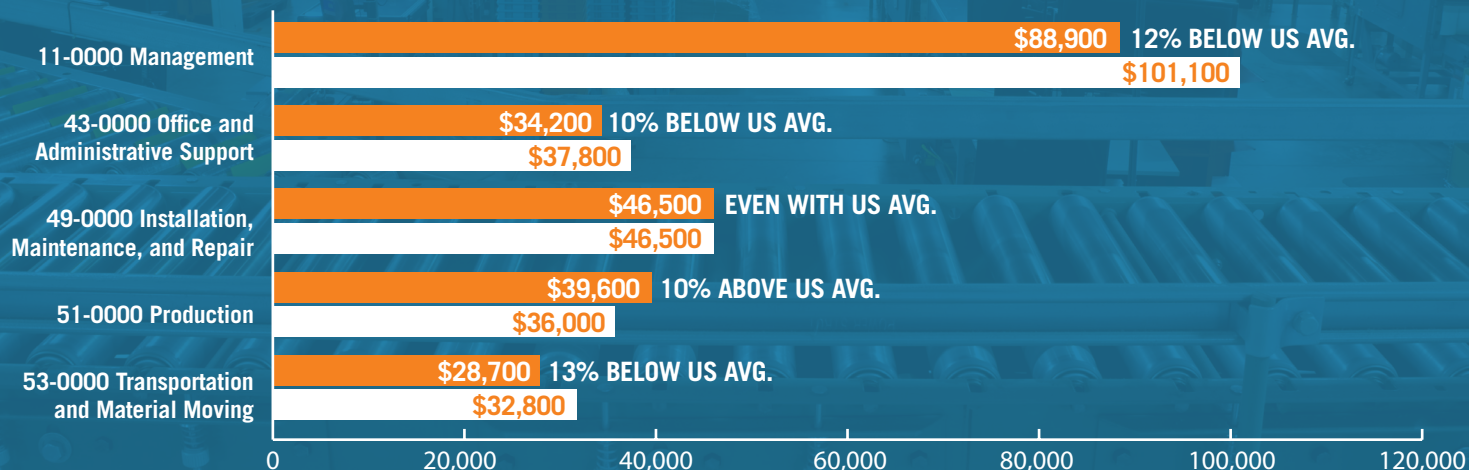


Source: Chmura Economics; JobsEQ

FAIRFIELD COUNTY WAGES BY OCCUPATION GROUP*

Fairfield County wages are in line with 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.

■ FAIRFIELD 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

FAIRFIELD COUNTY JOB GROWTH BY OCCUPATION GROUP (2015 - 2020)*

SOC Code	Occupation Major Group	Job Growth	Growth Rate	US Growth Rate
11-0000	Management	-210	-52%	+19%
43-0000	Office and Administrative Support	-367	-49%	+0.2%
49-0000	Installation, Maintenance, and Repair	-178	-45%	+9%
51-0000	Production	-1,929	-78%	+2%
53-0000	Transportation and Material Moving	-205	-35%	+11%

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

FAIRFIELD COUNTY TOP OCCUPATIONS (Q1 2020)*

SOC Code	Detailed Occupation	Employed	Fairfield County Annual Wage (2019 Median)	Difference from US
29-1141	Registered Nurses	195	\$62,500	-15%
17-2161	Nuclear Engineers	186	\$107,200	-6%
31-1122	Personal Care Aides	136	\$22,100	-13%
31-1131	Nursing Assistants	128	\$25,700	-13%
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	101	\$25,500	-14%
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	101	\$57,800	-4%
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	100	\$22,200	-19%
53-3032	Heavy and Tractor-Trailer Truck Drivers	89	\$39,200	-13%
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	83	\$34,800	-8%
43-4051	Customer Service Representatives	81	\$32,000	-8%

*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



To provide young adults in Fairfield County vast opportunity for them to find good-paying jobs and careers close to home, the local community has developed a strong commitment to education.

In fact, Fairfield is the first county in South Carolina to have a dual degree program that empowers students to attend high school while simultaneously earning college credits towards an associate degree from one of South Carolina's network of technical colleges. Of the students who elect to participate in the dual degree program, some are obtaining full time jobs while others continue at Midlands Technical College or join the engineering programs and honors colleges at one of South Carolina's four-year universities. In 2018, 25% of the school's graduates of Fairfield Central High School earned at least one college credit as well as earned a total of \$13.4 million in scholarship money.

In addition, Fairfield County resident students can attend Midlands Technical College for free through the Fairfield County Promise Program (FCPP). The FCPP is a scholarship program for students challenged to attend college due to a shortage of finances. The program covers the cost of tuition and related fees after federal and state aid has been applied.

SKILLED WORKFORCE

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

NAICS Code	NAICS Industry Group	LABOR SHED Avg. Jobs	% Four-Year+ Degree
3341	Computer and Peripheral Equipment Manufacturing	229	37%
3362	Motor Vehicle Body and Trailer Manufacturing	627	37%
3352	Household Appliance Manufacturing	672	36%
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	Fairfield County	Labor Shed	US
Total Population Age 25+	17,513	1,685,720	229,185,446
Less than High School Graduate	16%	9%	11%
High School/GED/Alternative	40%	23%	27%
Some College, No Degree	19%	20%	20%
Associate's Degree	7%	9%	9%
Bachelor's or Higher	18%	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	73,340	18,662
University / 4-Year / Private	8,597	2,262
College / 4-Year / Private	6,152	1,077
Technical College / 2-Year / Public	16,532	3,937
Community College / 2-Year / Public	20,347	3,560
TOTAL	124,968	29,498

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.

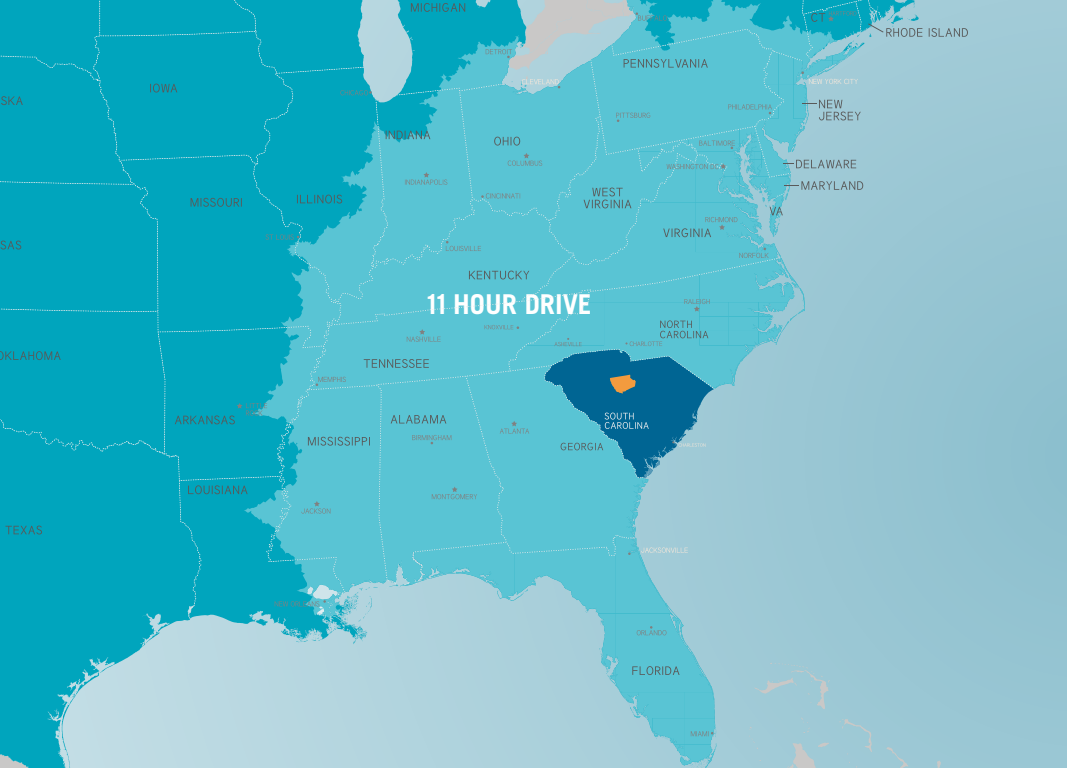
EDUCATION



HIGHER EDUCATION INSTITUTIONS WITHIN FAIRFIELD 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
Midlands Technical College	Technical College / 2-Year / Public	Lexington & Richland, SC	9,892	2,125
Winthrop University	University / 4-Year / Public	York, SC	5,813	1,337
York Technical College	Technical College / 2-Year / Public	York, SC	4,253	1,250
South Carolina State University	University / 4-Year / Public	Orangeburg, SC	3,022	466
Queens University of Charlotte	University / 4-Year / Private	Mecklenburg, NC	2,536	758
Orangeburg Calhoun Technical College	Technical College / 2-Year / Public	Orangeburg, SC	2,387	562
Clafin University	University / 4-Year / Private	Orangeburg, SC	2,172	381
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
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
Newberry College	College / 4-Year / Private	Newberry, SC	1,208	231
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
Total 2018 - 2019 Student Enrollment & Graduates			124,968	29,498

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

Fairfield 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 Fairfield County.

Columbia Metropolitan Airport is just 40 miles from Fairfield County. 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.

Currently, there are widening and improvements underway for two very important arteries on I-77 and I-20 which serve as connectors to the major markets and distribution points, including Atlanta and Charleston.

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



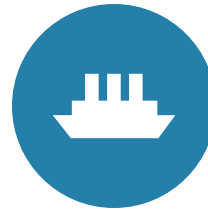
AIR

COLUMBIA METROPOLITAN AIRPORT (CAE)

3 MAJOR CARRIERS
35 NON-STOP FLIGHTS TO
9 MAJOR AIRPORTS AND 8 DESTINATIONS

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (CLT)

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



PORTS

PORT OF CHARLESTON

145 MILES FROM FAIRFIELD 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

TAXES AND INCENTIVES



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

Fairfield 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

FAIRFIELD COUNTY TAX RATES

7%

PERSONAL INCOME TAX RATE

(BASED ON INCOME OF
\$14,861 AND ABOVE)

5%

CORPORATE TAX RATE

(FLAT RATE)

7%

FAIRFIELD COUNTY SALES TAX RATE

Fairfield County Local Incentives

Property Tax Abatement	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.
Fee-in-Lieu of Property Tax Agreement	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.
Property Tax Exemptions	Statutory property tax exemptions on inventories, intangibles, pollution control equipment.
Industrial Revenue Bonds	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

Jobs Tax Credit	Benefits companies for job creation that helps reduce state corporate income tax liability, up to 50% in a given year.
Investment Tax Credit	Used to offset up to 100% of corporate income tax liability with unused credits carrying forward for up to 10-years.
Corporate Headquarters Tax Credit	Credit is equal to 20% of the qualifying costs for establishing or expanding a corporate headquarters.
Research and Development Tax Credit	Credit equal to 5% of expenditures available against state corporate income tax, or corporate license tax for qualified research and development expenditures.
Job Development Credit	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

FAIRFIELD COUNTY ECONOMIC DEVELOPMENT

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



[Click here to view the I-77 Alliance video profiling Fairfield 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



Fairfield County Economic Development | PO Drawer 60 | Winnsboro SC 29180
Ty.Davenport@fairfield.sc.gov | FairfieldCountySC.com | P: 803.712.1923

FAIRFIELD COUNTY

FAIRFIELD COUNTY IS HOME TO
SOUTH CAROLINA'S
I-77 INTERNATIONAL MEGASITE

1,500+ ACRES

INDUSTRIALLY ZONED & COUNTY OWNED

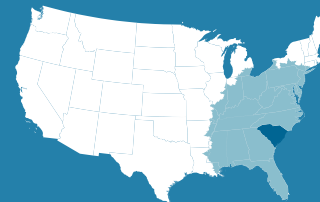


INTERNATIONAL
MEGA SITE

92%

OF FAIRFIELD COUNTY'S AVAILABLE INDUSTRIAL
SITES AND BUILDINGS ARE WITHIN
THREE (3) MILES OF INTERSTATE ACCESS

DIRECT ACCESS TO APPROXIMATELY
45 PERCENT
OF THE US POPULATION
WITHIN 11-HOUR DRIVE





FAIRFIELD
ECONOMIC DEVELOPMENT



SOUTH CAROLINA
I-77 ALLIANCE