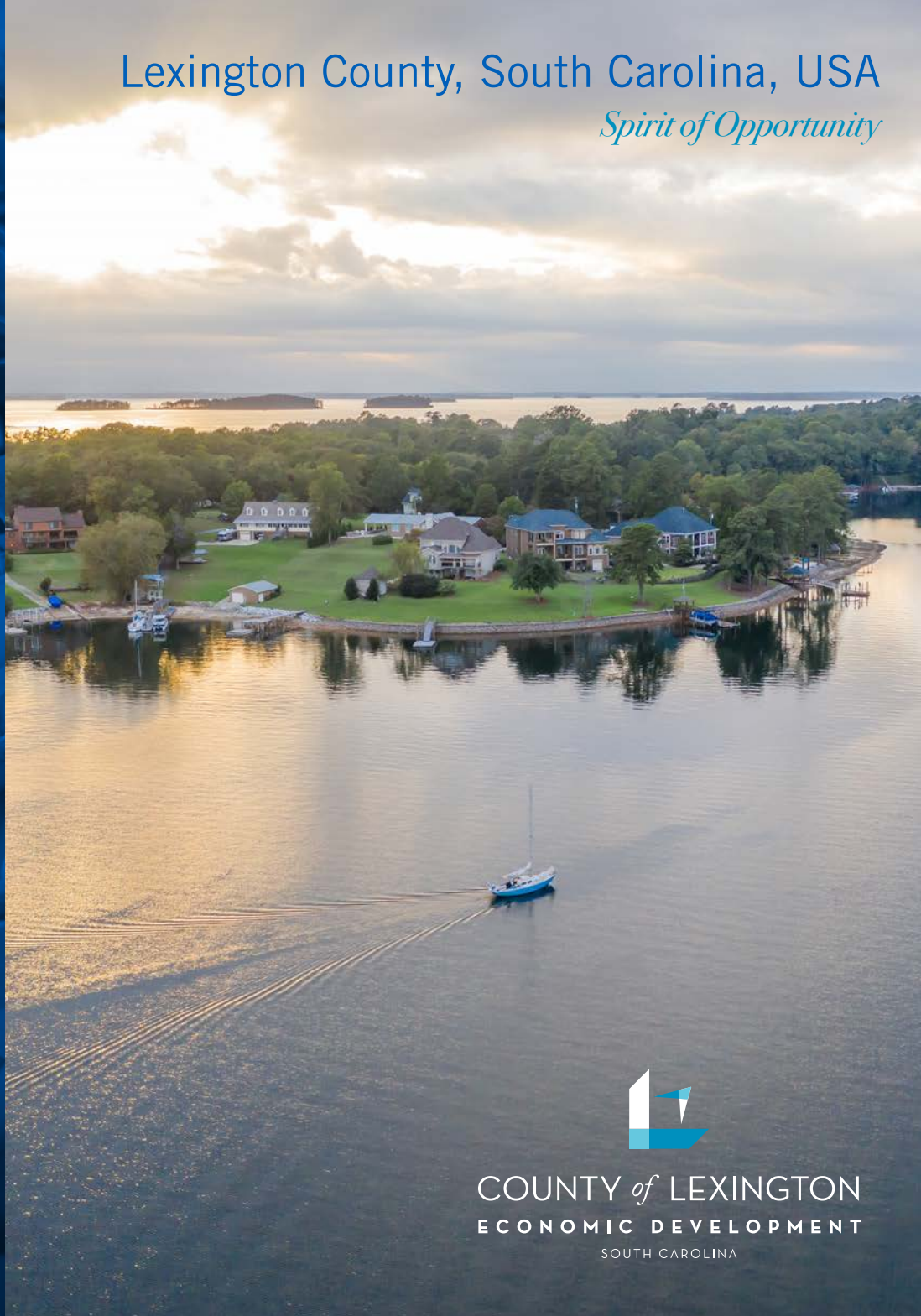


Lexington County, South Carolina, USA

Spirit of Opportunity



COUNTY of LEXINGTON
ECONOMIC DEVELOPMENT
SOUTH CAROLINA



A spirit of opportunity prevails here in Lexington County,
located in the center of South Carolina,
complete with a warm sunny climate and a strong business environment.

Logistically, we have the strategic advantage of being highly
interconnected within the state and all along the Southeast US corridor
via our roads, air travel, railroads and the Port of Charleston.

In addition to our ideal geography,
one of the primary advantages of locating within Lexington County
is that our local, county and state government and economic development partners
all work together to provide a business-friendly climate.

We welcome you to come see why
numerous businesses and industries call
Lexington County home.



**SOUTH CAROLINA IS A
RIGHT-TO-WORK STATE**



21ST CENTURY WORKFORCE

BUSINESS AND EDUCATION PARTNERING FOR TOMORROW'S WORKFORCE

In Lexington County, our well-prepared, 21st century workforce is due to the tremendous support of government, business and educational leaders all working together to support new and existing industry in our region.

Due to our high level of work-readiness and innovative workforce education and training programs, Lexington County is the perfect place for advanced manufacturing, automotive, aerospace, life sciences, agribusiness and more.

GROWING CIVILIAN LABOR FORCE

Within the past decade, Lexington County's Civilian Labor Force grew by more than 11%, adding more than 15,950 workers, exceeding that of the Columbia MSA, South Carolina, as well as the national growth rate.

2.7%

ANNUAL UNEMPLOYMENT RATE
(2022)

152,736

CIVILIAN LABOR FORCE
(MARCH 2023)

11.67% GROWTH DURING PAST 10 YEARS

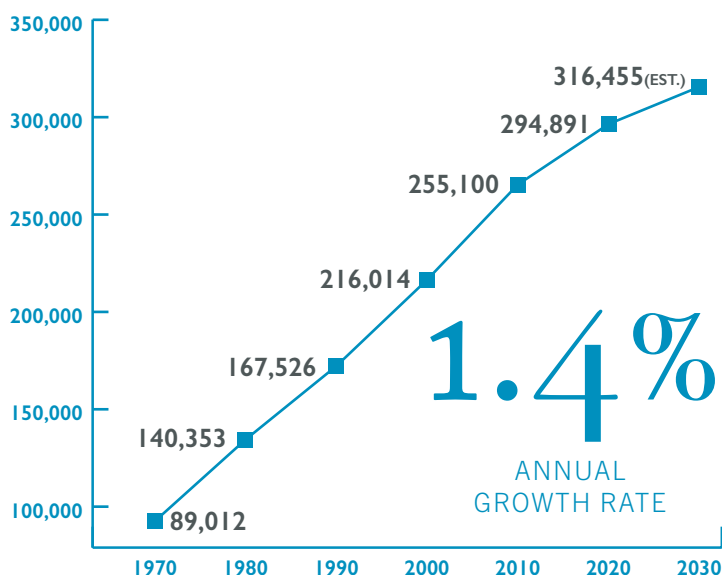
Source: SC Department of Employment & Workforce



GROWING POPULATION

With an annual population growth rate of 1.4%, Lexington County is planning for tomorrow's growth by building new, state-of-the-art schools as well as improving our infrastructure system by widening roads and creating new interstate interchanges.

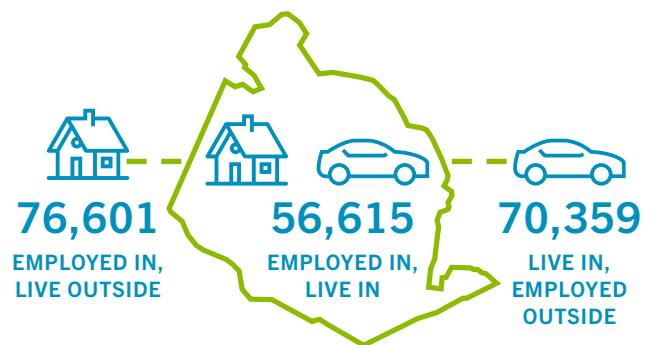
POPULATION GROWTH



Source: South Carolina Revenue and Fiscal Affairs Office rfa.sc.gov

COMMUTING PATTERNS

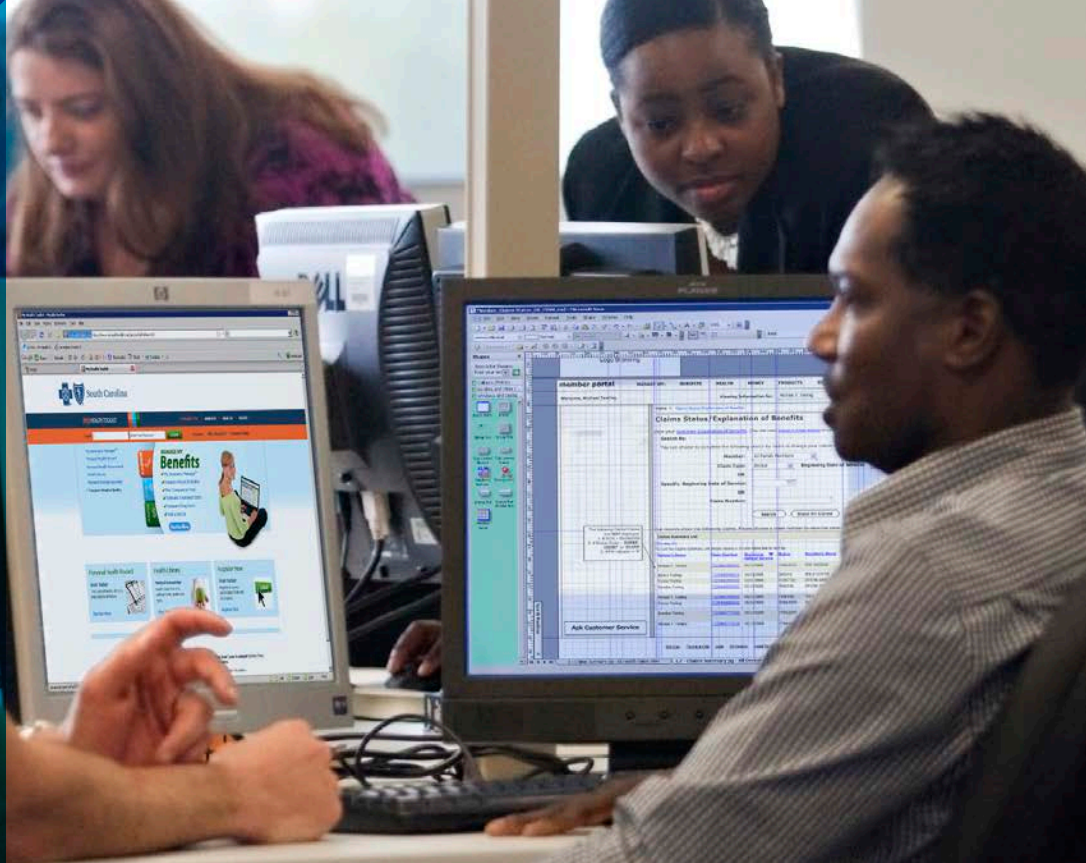
Lexington County exports more than 70,000 workers per day. These out-commuters are a prime source of recruitable workers for new and expanding employers in Lexington County. The County also attracts more than 76,000 in-commuters daily.



Source: Central SC Alliance, Executive Summary



LEXINGTON COUNTY'S
FIVE PUBLIC SCHOOL DISTRICTS,
WHICH ARE AMONG THE BEST IN
SOUTH CAROLINA, ANNUALLY RANK
AT OR NEAR THE TOP IN HIGHEST
SAT SCORES AMONG OTHER SCHOOL
DISTRICTS IN THE STATE.



EDUCATION PARTNERSHIPS AND TRAINING PROGRAMS

In Lexington County, our K-12 as well as our higher education institutions work alongside and partner with local business and industry to develop highly-skilled employees for new and existing companies.

6

**COLLEGES AND
UNIVERSITIES**

BOASTING 6 OUTSTANDING
PUBLIC AND PRIVATE
HIGHER EDUCATION
INSTITUTIONS WITHIN A
20-MINUTE DRIVE

5

**PUBLIC SCHOOL
DISTRICTS**

ANNUALLY RANKING
AT OR NEAR THE TOP IN
HIGHEST SAT SCORES
AMONG PUBLIC SCHOOLS
IN SOUTH CAROLINA

19

**PRIVATE
SCHOOLS**

OFFERING FAMILIES
OUTSTANDING
EDUCATIONAL
OPPORTUNITIES IN THE
LEXINGTON AND COLUMBIA
METRO AREAS

Source: PrivateSchoolReview.com



EDUCATIONAL INSTITUTIONS WITHIN A 20-MINUTE DRIVE FROM LEXINGTON COUNTY

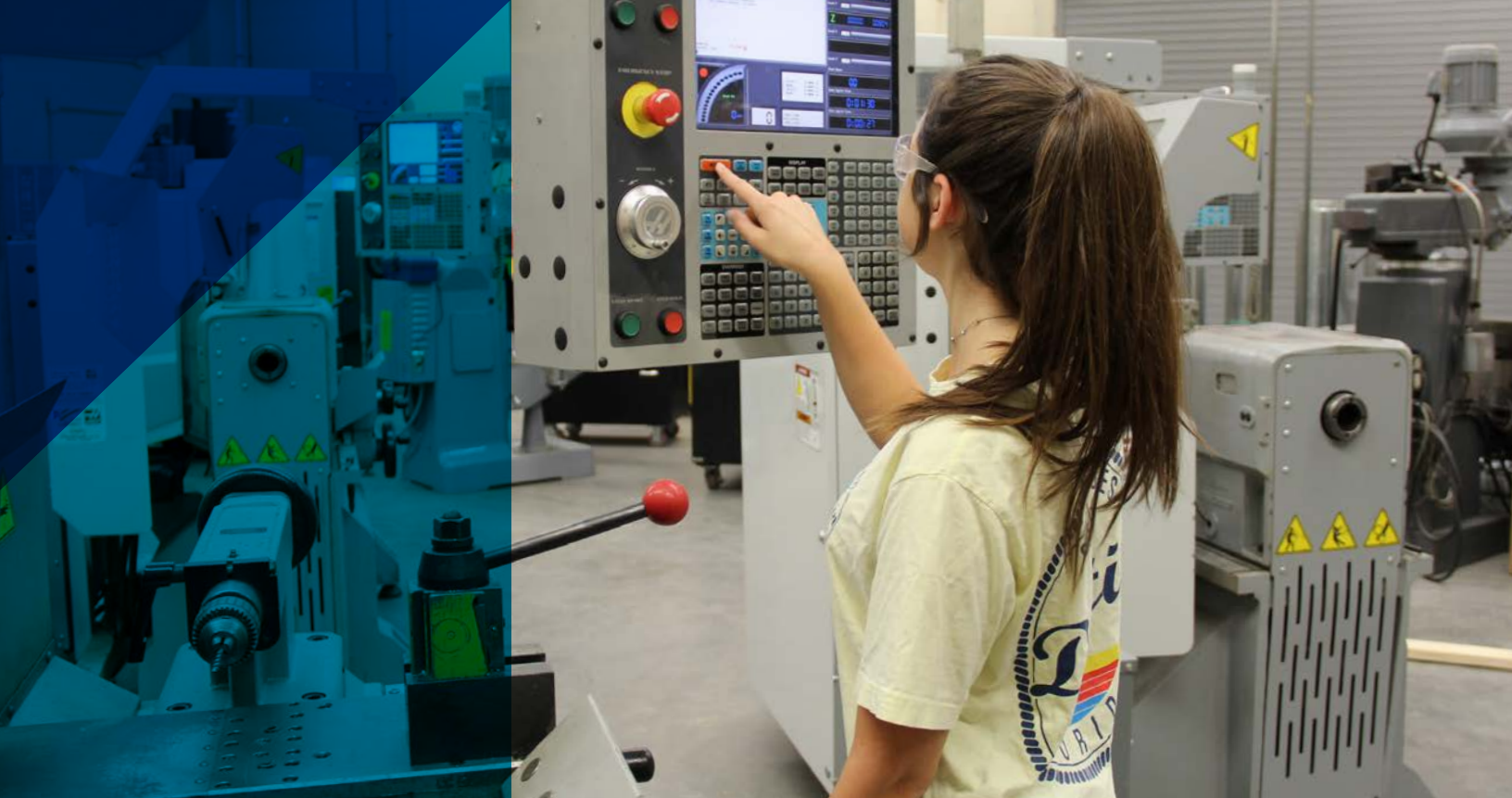
NAME	SCHOOL TYPE	DRIVING MILES (TOWN OF LEXINGTON)	ENROLLMENT (FALL 2021)
UNIVERSITY OF SOUTH CAROLINA	4-YEAR, PUBLIC	17 MILES	35,471
MIDLANDS TECHNICAL COLLEGE MAIN CAMPUS*	2-YEAR, PUBLIC	8.5 MILES	8,702
COLUMBIA INTERNATIONAL UNIVERSITY	4-YEAR, PRIVATE	17 MILES	2,338
COLUMBIA COLLEGE	4-YEAR, PRIVATE	15 MILES	1,389
ALLEN UNIVERSITY	4-YEAR, PRIVATE	16 MILES	621
BENEDICT COLLEGE	4-YEAR, PRIVATE	16 MILES	1,908

Source: National Center for Education Statistics; IPEDS. Midlands Technical College also has two (2) satellite campuses in Lexington County.

34.2%

BACHELOR'S DEGREE OR HIGHER

Source: Central SC Alliance, Executive Summary



UNIVERSITY OF
SOUTH CAROLINA

McNAIR AEROSPACE CENTER

Training for aerospace-related education, research, workforce development and industry engagement.

CENTER FOR APPLIED INNOVATION AND ADVANCED ANALYTICS

Increasing education and economic opportunities via collaboration of USC, Fluor Corporation and IBM.

FABER ENTREPRENEURSHIP CENTER

Bringing inventions and innovative technologies developed at USC and throughout South Carolina into the marketplace.

KENNEDY PHARMACY INNOVATION CENTER

Preparing future pharmacists in an environment that encourages ingenuity and innovation.



**ADVANCED
MANUFACTURING
& SKILLED CRAFTS
CENTER**

Preparing students for careers in advanced manufacturing and skilled crafts via state-of-the-art equipment and hands-on learning.

**MICHELIN
NORTH AMERICA
MECHATRONICS
LABORATORY**

Advanced technical training for mechatronics majors via ultramodern hands-on equipment, such as a Michelin-provided robot that provides real-work simulations.

**CENTER FOR
BUSINESS AND
INFORMATION
TECHNOLOGIES**

Supporting workforce development and job training in business and IT, this modern, new facility features state-of-the-art equipment and a high-tech lab.

**ACADEMIC
SUCCESS CENTER**

Providing an ultra-modern place for students to collaborate via study rooms, classrooms and tutoring space, plus is home to the Jerry Woods Life Skills Center.



SOUTH CAROLINA HAS THE
LOWEST UNIONIZATION RATE
IN THE UNITED STATES



WORKFORCE DEVELOPMENT PROGRAMS



SC TECHNICAL COLLEGE SYSTEM

The SC Technical College System plays a key role in educating and training South Carolina's workforce for in-demand, high-skilled jobs. The System is South Carolina's largest higher education system comprised of 16 colleges across the state serving more than a quarter million students annually.



307,830

PEOPLE TRAINED
SINCE 1961



43,337

TOTAL APPRENTICES IN SC
SINCE 2008



29,028+

FULL-TIME EMPLOYEES ELIGIBLE
FOR RETRAINING EACH YEAR



South Carolina
Department of Commerce

Just right for business.

SOUTH CAROLINA DEPARTMENT OF COMMERCE

INCUMBENT WORKER TRAINING

Meeting changing skill requirements due to new technology, restructuring, new product lines and other factors.

ON-THE-JOB TRAINING

Providing wage or salary reimbursement from 50-90% to compensate for costs associated with training new employees.



SC DEPT OF EMPLOYMENT AND WORKFORCE

REGIONAL WORKFORCE ADVISORS

The state's resource for creating a workforce of the future by bridging the gap via business partnerships with area schools.



SC WORKS

MIDLANDS

JOB SEEKERS

Helps match individuals to jobs, education and training through partnerships and initiatives.

EMPLOYERS

Assists businesses to find skilled workers, qualify for tax credits, pay unemployment tax and more.

WORKFORCE PARTNERS

Supports collaboration and partnerships throughout SC to build a skilled workforce.

47,974

CANDIDATES REGISTERED IN
SC WORKS ONLINE SERVICES



MIDLANDS EDUCATION & BUSINESS ALLIANCE (MEBA)

MEBA impacts the Midlands workforce by connecting students of all ages, parents and educators to career opportunities through business partnerships, training and resources.

12,122

MEBA'S REACH OF STUDENTS, FACULTY,
PARENTS AND BUSINESS COMMUNITY PARTNERS
IN 2021-2022 ACADEMIC YEAR



LEXINGTON COUNTY IS HOME TO
TWO STATE-OF-THE-ART MICHELIN
MANUFACTURING PLANTS



THRIVING, DIVERSIFIED INDUSTRY SECTORS

WE HAVE A PROVEN TRACK RECORD WITH A WIDE ARRAY OF INDUSTRY SECTORS, INCLUDING:

- » Advanced Manufacturing
- » Aerospace
- » Agriculture
- » Automotive
- » Aviation Freight Transport
- » Biotechnology
- » Cables & Systems
- » Computer Servers & Chips
- » Food Processing
- » Headquarters/Back Office
- » Hub Retail Distribution
- » Life Sciences

TOP EMPLOYERS

COMPANY	PRODUCT/SERVICE	EMPLOYEES
LEXINGTON MEDICAL CENTER	HEALTH CARE AND GENERAL HOSPITAL	7,001+
DOMINION ENERGY	ELECTRIC AND GAS UTILITY	3,001-3,500*
AMAZON	DISTRIBUTION CENTER FOR INTERNET RETAILER AND ON-DEMAND BOOK MAKING FACILITY	2,500-3,000
MICHELIN NORTH AMERICA INC. (#5 & #7)	PASSENGER AND EARTHMOVER TIRES MANUFACTURING	2,001-2,500
UNITED PARCEL SERVICE (UPS)	MAIL DISTRIBUTION, UPS GROUND HUB AND CUSTOMER SERVICE CENTER	1,001-1,500
NEPHRON PHARMACEUTICALS	STERILE INHALATION AND 503B OUTSOURCING MEDICINES	1,001-1,500
SPECTRUM	CUSTOMER SERVICE CENTER, DIGITAL CABLE AND HIGH-SPEED DATA SERVICES	1,001-1,500
WALTER P. RAWL & SONS, INC.	VEGETABLES, LEAFY GREENS	501-1,000
HIRE RIGHT	EMPLOYEE BACKGROUND CHECKS AND TALENT ACQUISITION SERVICES	501-1,000
HARSCO TRACK TECHNOLOGIES	RAILWAY MAINTENANCE MANUFACTURING	501-1,000

**Denotes regional or statewide total*



HOME TO MANY OF THE TOP U.S. AND INTERNATIONAL COMPANIES





6TH

LARGEST COUNTY IN SC
BY POPULATION

Source: U.S. Census Bureau

BUSINESS-FRIENDLY CLIMATE

STATE AND LOCAL TEAMS WORKING TOGETHER

Lexington County and South Carolina are aligned in supporting a strong business climate, which aids new and existing industry by offering a variety of business and tax incentives. Our team approach of County Council working diligently with local leaders and staff creates a customer-centric tax and permitting environment and provides easy access to decision makers.

By combining a pro-business climate with performance-based incentives, this demonstrates our commitment to the collective future of industry in our County and the Palmetto State.

BUSINESS INCENTIVES

Lexington County and South Carolina offer a variety of competitive and customized incentive programs aimed at keeping industry operating costs low.

NO

- » No state property tax
- » No local income tax
- » No inventory tax
- » No sales tax on manufacturing machinery, industrial power or materials for finished products
- » No wholesale sales tax
- » No Unitary Tax on worldwide profits



JOB DEVELOPMENT INCENTIVES

South Carolina offers two job development and retraining credits to new and existing industry in the state.

JOBS TAX CREDITS

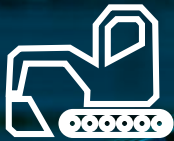
Available financial incentive that rewards new and expanding companies for creating jobs in South Carolina.

JOB RETRAINING TAX CREDITS (E-ZONE)

For job retraining in an effort to remain competitive or to introduce new technologies or new equipment, eligible businesses may qualify for a credit of up to \$1,000 per employee.

“Lexington County has all of the key elements to help our organization gain a competitive advantage – from an excellent labor force to a superior transportation network to an exceptional quality of life. This advantage helps set our company apart in this ever-changing global marketplace.”

– Marty Wilson
General Manager, Flex
Lexington County, SC, Facility



SOUTH CAROLINA OFFERS
SALES TAX EXEMPTIONS TO
MANUFACTURERS ON MACHINERY AND
EQUIPMENT FOR BOTH RESEARCH &
DEVELOPMENT AND PRODUCTION.



TAX INCENTIVES

CORPORATE INCOME TAX CREDITS

South Carolina has a number of tax credits that can be used to offset the state's corporate income taxes. Some of the more frequently used incentives are detailed here:

CORPORATE HEADQUARTERS TAX CREDIT

Credit is equal to 20% of the qualifying costs for establishing or expanding a corporate headquarters.

PORT VOLUME INCREASE CREDIT

Manufacturers, warehouses and distributors using South Carolina port facilities and increasing base port cargo volume by 5% in a single year over base-year totals are eligible for an income tax credit or withholding tax credit.

RESEARCH AND DEVELOPMENT TAX CREDIT

Credit equal to 5% of expenditures are available against state corporate income tax or corporate license tax for qualified research and development expenditures. Any unused credit may be carried forward for 10 years.

INVESTMENT TAX CREDIT

Used to offset up to 100% of corporate income tax liability with unused credits carrying forward for up to 10 years.



SALES AND USE TAX INCENTIVES

The sales and use tax rate in South Carolina is 6%. Sales tax applies to all retail sales, leases and rentals.

OUT-OF-STATE SALES EXEMPTION

South Carolina exempts sales tax on the gross proceeds of the sale of tangible personal property where the buyer is out-of-state and the seller is obligated to deliver.

OUT-OF-STATE PURCHASES-USE TAX CREDIT

South Carolina provides a credit to the use tax for sales and use taxes on the purchase of tangible personal property paid in another state if the state has similar tax credits on tangible personal property purchased in this state.

SALES TAX EXEMPTIONS

South Carolina supports new and expanding industry with state and local sales tax exemptions to include the following:

- » Machinery and equipment used in production
- » Research and development machinery and equipment
- » Construction materials
- » Technology intensive materials
- » Pollution control equipment
- » Packaging materials
- » Recycling equipment
- » Data center materials



PROPERTY TAX INCENTIVES

There are numerous performance-based or statutory-based property tax incentives in Lexington County designed to minimize a company's initial operating costs.

PROPERTY TAX EXEMPTIONS

South Carolina exempts 3 classes of property from taxation:

- » Inventories
- » Intangible property
- » Pollution control equipment

PROPERTY TAX ABATEMENTS

5-year property tax abatements from county ordinary operating taxes for facilities investing \$50,000+ include:

- » Manufacturing facilities
- » Distribution facilities
- » Headquarters facilities

FEE-IN-LIEU OF PROPERTY TAXES (FILOT)

Companies investing more than \$2.5 million within 5 years can negotiate a lower assessment ratio, as low as 6%, and stabilize millage rates for up to 30 years.

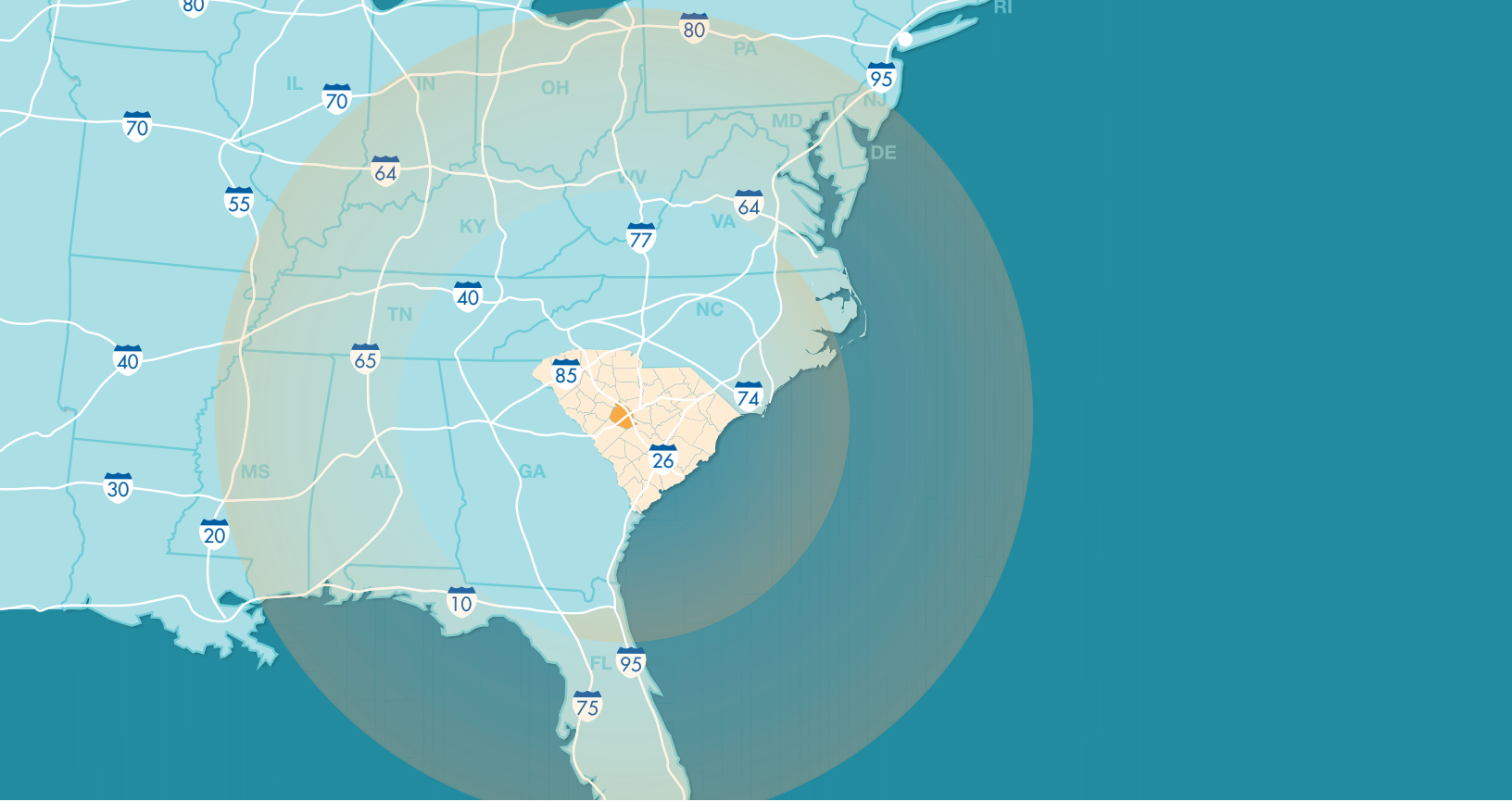
SUPER FEE-IN-LIEU OF PROPERTY TAXES (SUPER FILOT)

Companies may negotiate a Super Fee of an assessment ratio as low as 4% by meeting one of these qualifications within 8 years:

- » Create 125 new jobs and invest \$150 million+
- » Single investment of \$400 million+

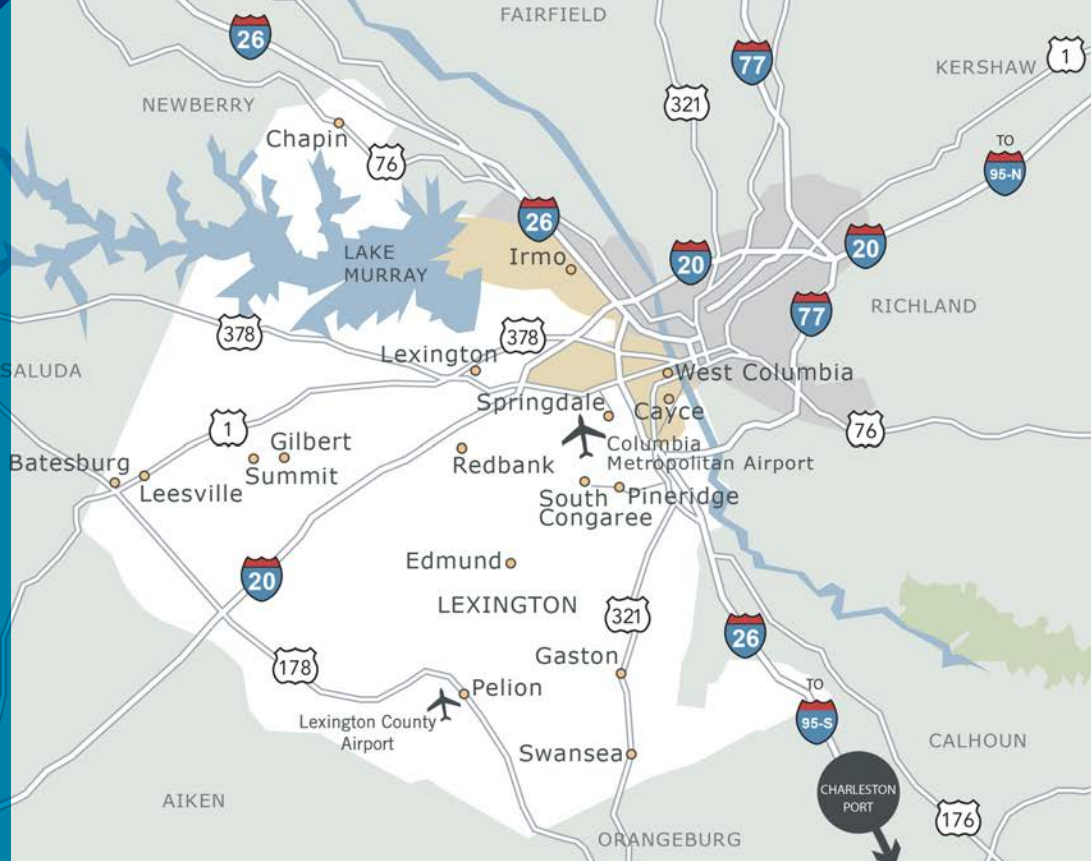
SPECIAL SOURCE REVENUE CREDIT (SSRC)

To help offset a project's infrastructure and/or machinery and equipment costs, an SSRC provides a credit off the tax payment due to Lexington County in designated years.





A POPULATION OF
2.4 MILLION PEOPLE
LIVE WITHIN 75 MILES OF
LEXINGTON COUNTY



TRANSPORTATION

Being in the center of South Carolina, businesses in Lexington County can easily transport to their customers and from their suppliers. Plus, the Port of Charleston — only a 90-minute drive by freeway — is the nation's fastest growing container port.



AIR

COLUMBIA METROPOLITAN AIRPORT

3 major carriers

25 non-stop flights
to 10 major airports
in 9 cities

Used by UPS, FedEx,
DHL Global Forwarding

Foreign Trade Zone

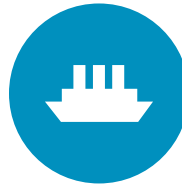


ROAD

I-20 I-26 I-77

Intersection of
3 major interstates

Bordered by
I-85 to the west and
I-95 to the east



PORT

PORT OF CHARLESTON

90 minutes from
Lexington County

6 Terminals

Deepest port
on East coast



RAIL

CSX NORFOLK SOUTHERN

Major routes
through region

Regional terminals



Nephron Pharmaceuticals Corporation

UTILITIES

The County boasts of over 20 utility providers ranging from electric power to water and sewer services to innovative communication providers offering state-of-the-art mobile, internet and data services.

Dominion Energy South Carolina is a major provider, along with the local Electric Cooperative providers.

Connectivity is not an issue when it comes to Lexington County and the digital world, such as broadband and high speed internet are standard here. Giga-bit internet service, Zipstream, is available from the local internet provider, Comporium, as well as Carolina Connect, a fiber optic provider to Mid-Carolina Electric Cooperative members. In addition, Windstream recently rolled out Kinetic, the company's new high-speed internet service.

UTILITIES	PROVIDERS
ELECTRICITY	AIKEN ELECTRIC COOPERATIVE
	DOMINION ENERGY SOUTH CAROLINA
	MID-CAROLINA ELECTRIC COOPERATIVE (MCEC)
	TRI-COUNTY ELECTRIC COOPERATIVE
NATURAL GAS	DOMINION ENERGY SOUTH CAROLINA
TELECOMMUNICATIONS	AT&T
	CAROLINA CONNECT
	COMPORIUM
	SEGRA
	SPECTRUM
	WINDSTREAM

UTILITIES	PROVIDERS
WATER AND SEWER	BLUE GRANITE WATER COMPANY
	CITY OF CAYCE
	CITY OF COLUMBIA
	CITY OF WEST COLUMBIA
	GILBERT SUMMIT RURAL WATER
	LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION
	TOWN OF BATESBURG-LEESVILLE
	TOWN OF CHAPIN
	TOWN OF GASTON WATER
	TOWN OF LEXINGTON



IN LEXINGTON, OUR HOME BASEBALL TEAM IS THE LEXINGTON COUNTY BLOWFISH. IN NEARBY COLUMBIA, THERE ARE THE USC GAMECOCK FOOTBALL, BASKETBALL AND BASEBALL TEAMS, AS WELL AS COLUMBIA FIREFLIES BASEBALL, JUST TO NAME A FEW.



SUPERIOR LIFESTYLES

SMALL TOWN CHARM WITH URBAN AMENITIES

Residents from around the country have located to Lexington, drawn to the County's small town charm, natural beauty, welcoming neighbors and an endless array of amenities and conveniences.

Lexington County has a unique mix of shops and restaurants, award-winning schools, splendid Lake Murray and traditional, family-friendly neighborhoods ranging from lakeside luxury and classic country homes to new suburban developments.

Pair that with sunny, warm weather, being in close proximity to Charlotte and Atlanta, plus a never-ending list of recreation and sporting events, and you will start to envision why more than 300,000 people call Lexington County home.

NICHE GRADES FOR LEXINGTON

A

OVERALL NICHE GRADE

A

GOOD FOR FAMILIES

A-

HOUSING

HEALTHCARE



RANKED #1 HOSPITAL IN THE MIDLANDS AND #2 HOSPITAL IN SOUTH CAROLINA BY U.S. NEWS & WORLD REPORT.

One of the state's premier health care facilities, Lexington Medical Center is a 607-bed modern medical complex, offering a network of 7,000+ health care professionals and has the region's only heart program with a Duke Heart Center affiliation.

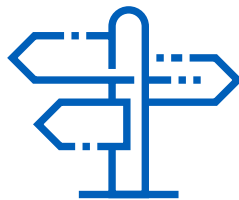


ENTERTAINMENT & RECREATION



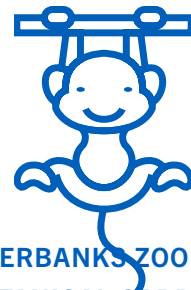
LAKE MURRAY

THE “JEWEL” OF LEXINGTON COUNTY OFFERS SAILING, WATERSKIING, CAMPING AND FISHING ALONG 500 MILES OF SHORELINE AND 50,000 ACRES OF WATER.



THREE RIVERS GREENWAY

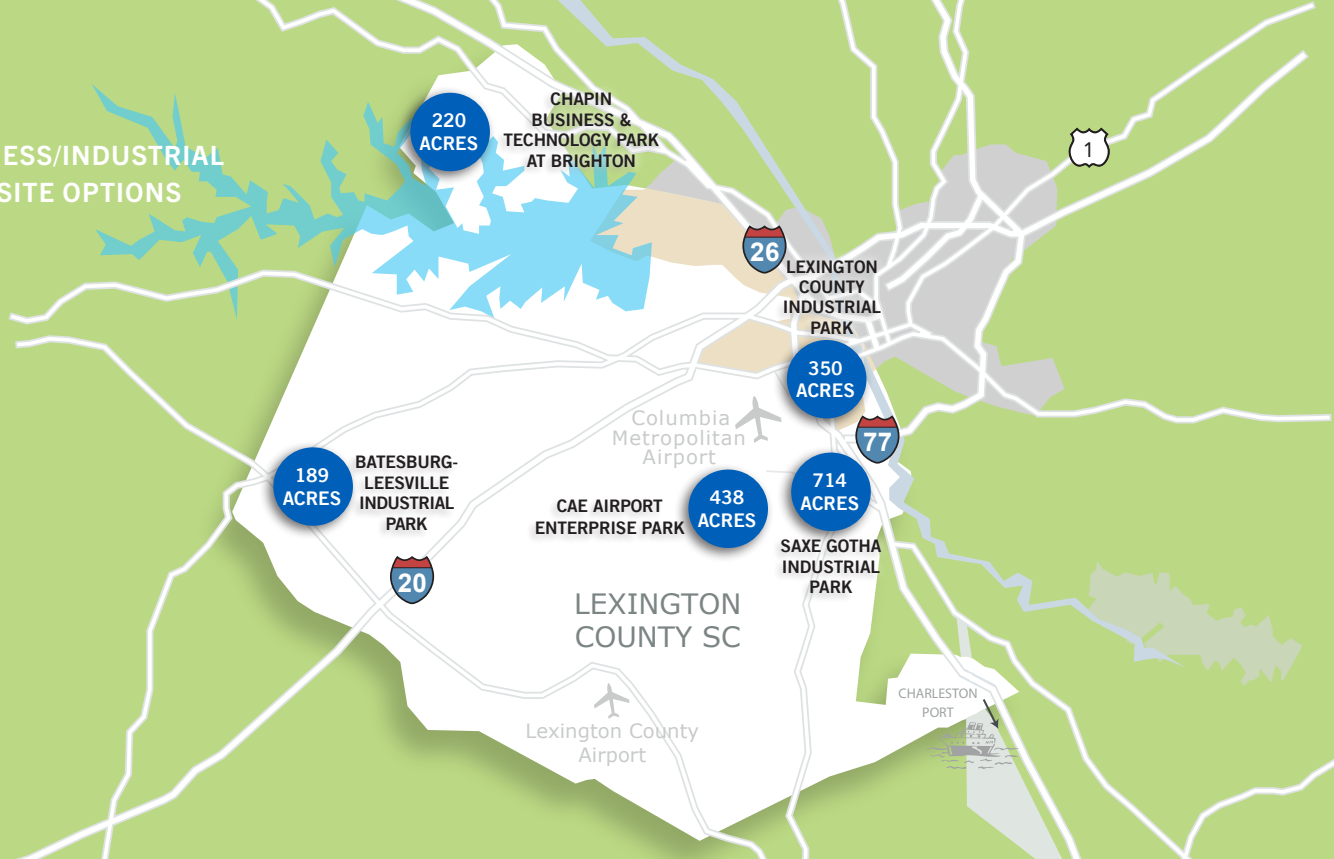
9.5-MILE SERIES OF RIVERFRONT PATHWAYS INCLUDING LIGHTED TRAILS AND BOARDWALKS, OUTDOOR AMPHITHEATERS AND BREATHTAKING VIEWS OF DOWNTOWN COLUMBIA.



RIVERBANKS ZOO AND BOTANICAL GARDENS

NATIONALLY RANKED ZOO HOUSING MORE THAN 3,000 ANIMALS, AS WELL AS AN AQUARIUM AND AN IMPRESSIVE 70-ACRE BOTANICAL GARDEN.

BUSINESS/INDUSTRIAL PARK SITE OPTIONS



COST OF LIVING INDEX

CITY	INDEX
LEXINGTON, SC	92.9
CHARLOTTE, NC	97.9
JACKSONVILLE, FL	99.0
RICHMOND, VA	99.2
CHICAGO, IL	100.1
NASHVILLE, TN	100.1
ATLANTA, GA	100.3
MIAMI, FL	110.1
DENVER, CO	112.1
NEW YORK, NY	128.0
BOSTON, MA	132.6
LOS ANGELES, CA	140.6
SAN FRANCISCO, CA	178.6

Sources: AdvisorSmith Cost of Living Index, BestPlaces.net



\$275,000

THE MEDIAN HOME PRICE
IN LEXINGTON COUNTY

Source: Realtor.com



COUNTY *of* LEXINGTON
ECONOMIC DEVELOPMENT

SOUTH CAROLINA

212 SOUTH LAKE DRIVE, SUITE 502, LEXINGTON, SC 29072

803.785.6818

WWW.LEXINGTONCOUNTYUSA.COM