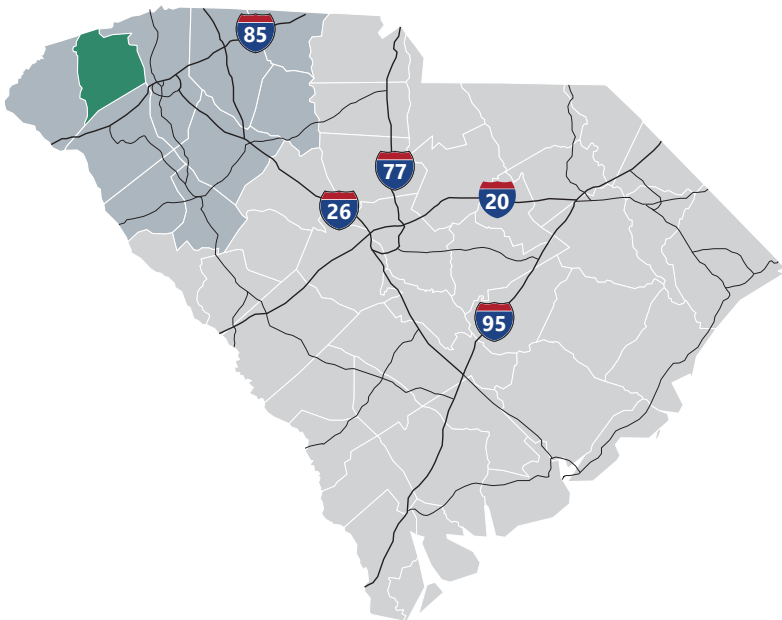




Pickens County

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 County is also home to Clemson University, Southern Wesleyan University, and Tri-County Technical College, offering Pickens County companies a competitive advantage. Leaders from the education, business, and industrial communities work together to ensure Pickens County 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 County, South Carolina is second to none.



Total Population

| | 2010 | 2020 | 2025 | Growth Rate ¹ |
|----------------|-----------|-----------|-----------|--------------------------|
| Pickens County | 119,224 | 129,347 | 134,734 | 0.82% |
| Upstate SC | 1,362,073 | 1,534,241 | 1,622,166 | 1.12% |
| South Carolina | 4,625,364 | 5,282,232 | 5,629,430 | 1.28% |

¹Projected Annual Growth Rate 2020-2025

Population by Age

| | 2010 | 2020 | 2025 |
|------------|-------|-------|-------|
| Under 5 | 5.4% | 4.9% | 4.8% |
| 5 to 9 | 5.6% | 5.1% | 5.0% |
| 10 to 14 | 5.9% | 5.4% | 5.4% |
| 15 to 24 | 22.0% | 19.5% | 19.0% |
| 25 to 34 | 11.3% | 13.2% | 11.8% |
| 35 to 44 | 11.7% | 10.8% | 11.5% |
| 45 to 54 | 13.3% | 11.7% | 11.1% |
| 55 to 64 | 11.5% | 12.8% | 12.5% |
| 65+ | 13.4% | 16.8% | 19.0% |
| Median Age | 34.9 | 36.8 | 38.4 |

35.6% of the of 2020 population is prime working age

Population by Race & Ethnicity

| | 2010 | 2020 | 2025 |
|--------------------------------|-------|-------|-------|
| White | 88.7% | 87.5% | 86.7% |
| Black | 6.6% | 6.6% | 6.6% |
| American Indian/ Alaska Native | 0.2% | 0.2% | 0.2% |
| Asian | 1.6% | 2.0% | 2.2% |
| Hawaiian/ Pacific Islander | 0.0% | 0.0% | 0.0% |
| Some Other Race | 1.4% | 1.7% | 1.9% |
| Two or More Races | 1.5% | 2.0% | 2.3% |
| Hispanic Origin (Any Race) | 3.1% | 3.7% | 4.2% |

Households & Families

| | 2010 | 2020 | 2025 |
|------------------|--------|--------|--------|
| Total Households | 45,228 | 49,225 | 51,378 |
| Total Families | 29,540 | 31,517 | 32,692 |
| Average HH Size | 2.48 | 2.48 | 2.48 |
| Renter Occupied* | 27.5% | 29.8% | 29.8% |
| Owner Occupied* | 60.8% | 58.3% | 58.4% |

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

Median Household Income

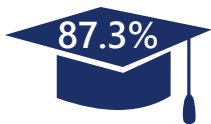
| | 2020 | 2025 |
|----------------|----------|----------|
| Pickens County | \$48,571 | \$51,765 |
| South Carolina | \$53,366 | \$56,881 |
| United States | \$62,203 | \$67,325 |

Per Capita Income

| | 2020 | 2025 |
|----------------|----------|----------|
| Pickens County | \$25,877 | \$28,717 |
| South Carolina | \$29,227 | \$32,506 |
| United States | \$34,136 | \$37,691 |

2020 Highest Education Attainment, Age 25+

High School Diploma
or Higher



Bachelor's Degree
or Higher



Graduate/ Professional Degree 11.0%

Bachelor's Degree 15.0%

Associate's Degree 11.0%

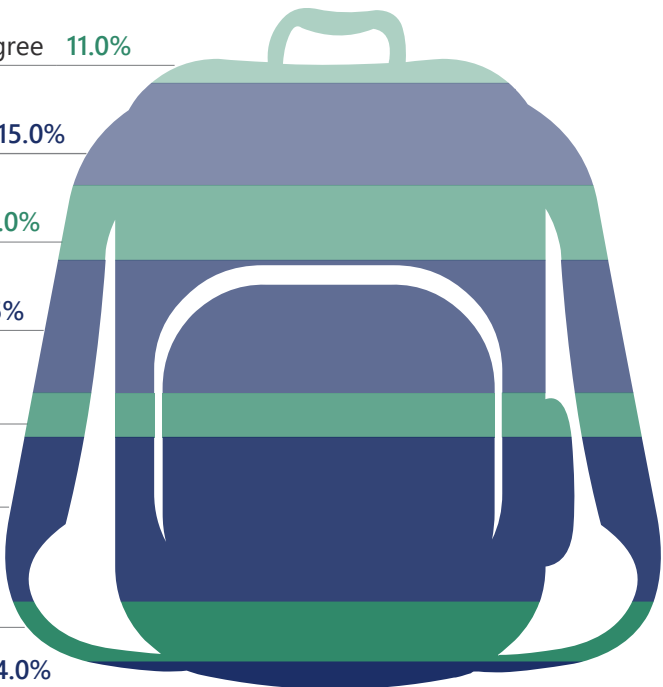
Some College, No Degree 19.5%

GED/ Alternative Credential 6.5%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.8%

Less than 9th Grade 4.0%





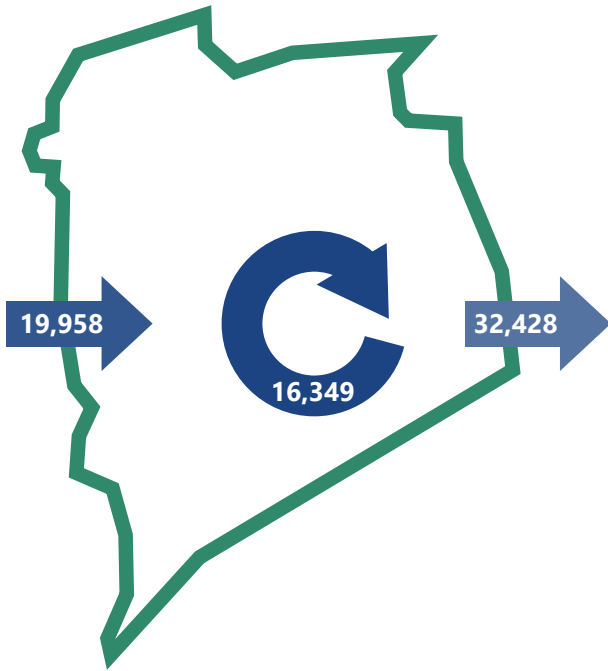
2018 Commuting Patterns

Travel Distance to Work

| | |
|--------------------|-------|
| Less than 10 miles | 34.5% |
| 10-24 miles | 40.9% |
| 25-50 miles | 10.5% |
| 50 miles or more | 14.1% |

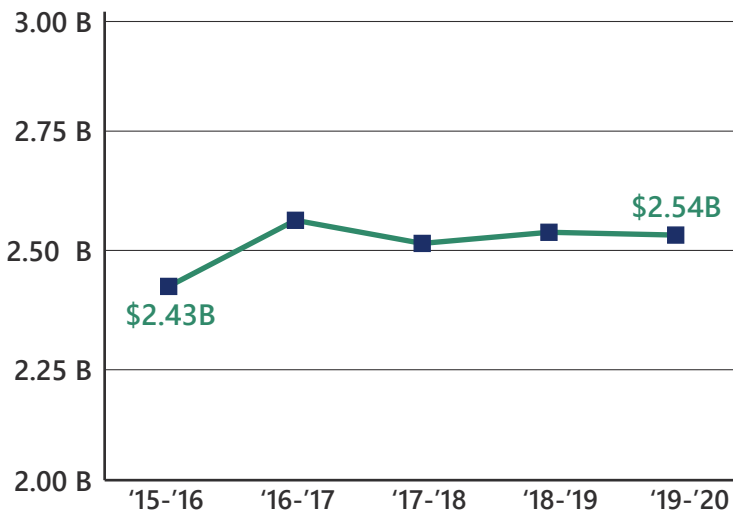
75.4% of workers travel less than 25 miles

Worker Inflow/Outflow



| | |
|---------------------------------|--------|
| Live and Work in Pickens County | 16,349 |
| Commute into Pickens County | 19,958 |
| Commute Out of Pickens County | 32,428 |

Gross Retail Sales by Fiscal Year



Where Do Pickens County Workers Live?

| | |
|--------------------|-------|
| Pickens County | 45.0% |
| Anderson County | 15.6% |
| Greenville County | 14.1% |
| Oconee County | 9.4% |
| Spartanburg County | 2.6% |
| Richland County | 1.0% |
| Lexington County | 0.7% |
| Charleston County | 0.7% |
| York County | 0.7% |
| Aiken County | 0.6% |

2020 Employment by Industry

| | | |
|-------------------------------|-------|--------|
| Agriculture/Mining | 0.6% | 348 |
| Construction | 8.1% | 4,368 |
| Manufacturing | 16.6% | 8,936 |
| Wholesale Trade | 2.0% | 1,097 |
| Retail Trade | 9.7% | 5,235 |
| Transportation/Utilities | 6.0% | 3,238 |
| Information | 0.9% | 484 |
| Finance/Insurance/Real Estate | 5.1% | 2,748 |
| Services | 47.8% | 25,832 |
| Public Administration | 3.2% | 1,714 |
| Total | 100% | 54,000 |

2020 Civilian Population in Labor Force (16+)

| | |
|-------------|-------|
| Labor Force | 89.5% |
| Unemployed | 10.5% |

2020 Business Establishments by Industry



Manufacturing



Retail



Hospitality



Professional Services







Transportation and Warehousing

Top 5 Manufacturing Employers

| Company | Employees | Primary Product(s) |
|--------------------------------------|-----------|--|
| Reliable Automatic Sprinkler Company | 713 | Fire sprinklers and systems components |
| Yokohama America | 340 | Motor vehicle parts and accessories |
| Abbott | 330 | Specialty medical devices |
| Wilbert Plastics | 280 | Custom plastic injection molded products |
| Danfoss (formerly Comatrol) | 258 | Hydraulic pumps and motors |

Top 5 Non-Manufacturing Employers

| Company | Employees | Industry |
|---|-----------|------------------------|
| Clemson University | 5,400 | Higher Education |
| Pickens County School Districts | 2,227 | Public Education, K-12 |
| Pickens County | 730 | Local Government |
| Prisma Health - Baptist Easley Hospital | 656 | Health Services |
| AnMed Health Cannon | 232 | Health Services |

|  Airport Access Greenville Spartanburg International <ul style="list-style-type: none"> - 50 non-stop daily departures - 17 major cities and airports across the US <ul style="list-style-type: none"> - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines - 2.6 M passengers served in 2019 - 57,304 tons of air cargo moved in 2019 Pickens County Airport |  Port Access Inland Port Greer <ul style="list-style-type: none"> - 35 miles from the City of Pickens - 157,343 rail lifts in 2019 - 29.4% growth from 2018 Port of Charleston <ul style="list-style-type: none"> - 227 miles from the City of Pickens - 2.4 M TEUs handled in 2019 - 5.18% growth from 2018 |  Highway Access Interstates <ul style="list-style-type: none"> - I-85 Highways <ul style="list-style-type: none"> - US-76 - US-123 - US-178 |  Rail Access Rail Providers <ul style="list-style-type: none"> - Norfolk-Southern - Pickens |
|--|--|---|---|
|--|--|---|---|



Alliance Pickens
 A. Ray Farley, II, CECD, *Executive Director*
 864.898.1500
www.alliancepickens.com



APPALACHIAN
 COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
 30 Century Circle, Greenville, SC 29607
 864.242.9733
www.scacog.org

Additional Resources

www.co.pickens.sc.us
www.pickenschamberofcommerce.com

www.upstatealliance.com
www.clemson.edu

www.southcarolinaparks.com
www.sciway.net

Sources: ESRI Business Analyst (2020 and 2025 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Alliance Pickens, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).