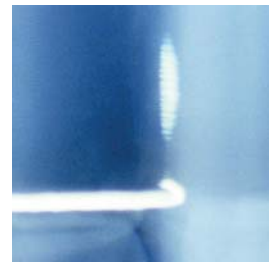
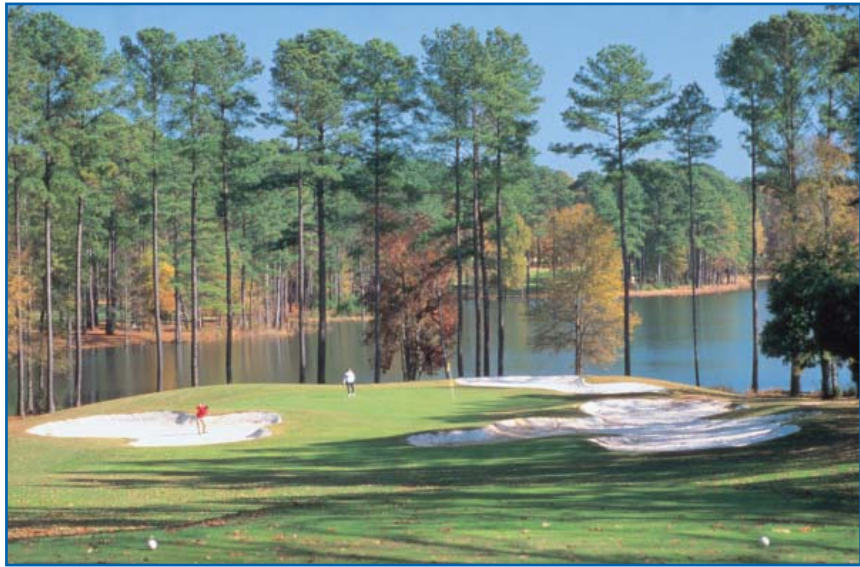


McCORMICK COUNTY EXECUTIVE SUMMARY

2009



ADEPT PARTNERS

What is the Central SC Alliance? It is an alliance of ten counties and one city joined together for the purpose of marketing our assets together as a region to procure capital investment and jobs. Who is the Central SC Alliance? We are your adept partner in the site selection process. A group of highly educated and certified professionals that will be able to guide you through the difficult process of building or relocating your business.

As you read throughout this document you will get an in-depth look at the many reasons why McCormick County, a member of the Central SC Alliance, is the place for growing your business. Ranging from our convenient and accessible interstate systems to a nationally recognized worker training program, we have all the right resources for a successful expansion. Not only do we have these tangible resources, but we have an attitude of cooperation and partnership. Everyone involved in economic development - the public and private sectors, educators, elected officials, allies - have been willing to work together in order to achieve economic growth for the county. This cooperation remains one of the greatest strengths of our county and is something that will be seen and felt from the first day you meet with us. We hope that you will find this document informative and helpful in your decision making process.

CSCA Assets

- Strategic East Coast Location
- Population approaching 1 million people
- Over 480,000 in the labor force
- 16 institutions of higher learning
- Aggressive incentives
- Lowest industrial electric rates in the Southeast
- Lowest corporate income tax rate in the Southeast
- One stop permitting
- Abundant infrastructure
- Ample supply of shovel-ready sites
- Toll free interstate Highways (I 20, I 26, I 77, I 95)
- United Parcel Service Southeast U.S. Air Hub
- Close proximity to Port of Charleston
- Cost of living well below the national average

If you have any additional questions please contact us at info@centralsc.org or call us toll free at 866-278-9098



M c C o r m i c k **LOCATION**



Mccormick County is located in the South Western region of South Carolina. It is uniquely positioned halfway between New York and Miami, within 24 hour ground access to more than 70 percent of the U.S. market. The total area of the county is 360 square miles. The county seat is the Town of McCormick.

TRANSPORTATION

Highways

Interstates in McCormick County:	None			
Other Interstates Near McCormick County:	I-20, 34 miles; I-85, 60 miles; I-26, 75 miles			
US & State Highways in McCormick County:	US-378, 221, 25 SC81, 823, 28, 10, 283, 67			
Delivery Days To:	Atlanta:	1	Chicago:	3
	Houston:	3	New York:	4
	San Francisco:	5	St.. Louis:	4

Airports

McCormick County Airport: Two paved runways (3,598 ft. and 1,097 ft.), distance to CBD 2.3 miles, terminal building. The Augusta Regional Airport is located close by, 48 miles, and is served by Delta Connection and US Airways Express

Columbia Metropolitan Airport: Located 72 miles from the town of McCormick, offers regularly scheduled commercial airline services. There are approximately 60 scheduled arrivals and departures per day from Columbia Metropolitan. The Columbia Metropolitan Airport recently completed a \$48 million renovation project.

Scheduled Airlines Serving Columbia MetroAmerican Eagle, Delta, Delta Connection, Continental, Delta, Northwest, US Airways Express, United Express.

Air Freight OperatorsAirborne Express, Bankair, Federal Express, Mountain Air Cargo, Piedmont, United Parcel Service*

*In the Summer of 1994, UPS selected Columbia as the new home of a \$45 million southeast regional air cargo hub. Today, the hub handles 42,000 packages per hour and holds many unique advantages for Columbia area businesses.

Rental Car Agencies.....Alamo/National, Avis, Budget, Hertz, Thrifty

Runway Lengths8,602 ft.. and 8,000 ft..



Ports & Rail

The Port of Charleston is 182 miles from McCormick County. The county's rail system is served by CSX.

DEMOGRAPHICS

Population

POPULATION 1970-2013							
	1970	1980	1990	2000	% Change 90-00	2008 Estimates	2013 Projection
McCormick County	7,995	7,772	8,868	9,958	12.3%	10,302	10,501
Town of McCormick		1,453	1,480	1,489	.06%	1,465	1,457
SC	2,590,516	3,121,820	3,486,703	4,012,012	15%	4,422,320	4,671,503
United States	203,211,926	226,542,199	248,709,873	281,421,906	12%	305,316,813	319,924,911

Source: US Census and Demographicsnow.com

POPULATION BY AGE 1990-2013						
Years	1990 Census	2000 Census	% change 90-00	2008 Estimate	2008 as a %	2013 Projection
0 to 4	463	417	-9.9%	420	4.1%	505
5 to 14	1,240	1,096	-11.6%	929	9.0%	871
15 to 24	1,531	1,254	-18.0%	1,366	13.3%	1,135
25 to 34	1,581	1,281	-19.0%	1,327	12.9%	1,395
35 to 44	1,302	1,468	12.7%	1,328	12.9%	1,312
45 to 54	841	1,450	72.4%	1,383	13.4%	1,416
55 to 64	752	1,347	79.1%	1,424	13.8%	1,415
65 to 74	684	964	40.9%	1,213	11.8%	1,285
75 to 84	352	503	42.9%	754	7.3%	881
85+	126	178	41.3%	258	2.5%	286

2008 Estimated Median Age 44.2

Source: US Census and Demographicsnow.com

POPULATION WITHIN COMMUTING DISTANCE 1990-2013					
Town of McCormick	1990	2000	% Change '90-'00	2008 Estimates	2013 Projection
15 mile radius	16,084	18,411	14.5%	18,927	19,173
30 mile radius	169,093	206,056	21.9%	229,519	242,731
45 mile radius	641,747	720,149	12.2%	745,740	761,164

Source: Demographicsnow.com

POPULATION BY SEX & RACE
1990-2013

	1990	2000	% Change '90-'00	2008 Estimates	2008 as a %	2013 Projection
Male	4,792	5,299	10.6%	5,518	53.6%	5,645
Female	4,076	4,659	14.3%	4,784	46.4%	4,856
White	3,648	4,459	22.2%	4,636	45.0%	4,743
Black	5,189	5,365	3.4%	5,517	53.6%	5,603
American/Alaska Native	6	7	16.7%	7	0.1%	6
Asian/Pacific Islander	11	32	190.9%	35	0.3%	37
Some Other Race	14	38	171.4%	43	0.4%	58
Two or More Races	n/a	57	n/a	64	0.6%	54
Hispanic	26	86	230.8%	97	0.9%	103

Source: Demographicsnow.com

Income & Households

Per Capita Income (2005) \$20,299
 Median Household Income (2008 Estimate) \$39,426

HOUSEHOLD INCOME DISTRIBUTION
1990-2013

	1990	2000	Change '90-'00	2008 Estimates	2013 Projections
\$0 - \$14,999	1,149	945	-17.8	808	764
\$15,000 - \$24,999	531	543	2.3	579	528
\$25,000 - \$34,999	390	427	9.5	387	396
\$35,000 - \$49,999	405	678	67.4	611	555
\$50,000 - \$74,999	193	546	347.5	702	828
\$75,000 - \$99,999	34	239	602.9	363	396
\$100,000 - \$149,999	20	108	440.0	257	367
\$150,000 +	15	72	380.0	157	207
Average	\$24,826	\$40,353	62.5	\$46,273	\$50,376

Source: Demographicsnow.com

**AVERAGE HOUSEHOLD CONSUMER EXPENDITURES
2008**

Apparel	\$1,970.93		Shelter	\$7,999.41
Contributions	\$1,479.55		Household Supplies	\$628.05
Education	\$928.28		Personal Insurance	\$405.96
Entertainment	\$2,294.90		Property Taxes	\$1,363.71
Food & Beverage	\$6,487.51		Transportation	\$8,300.73
Gifts	\$1,063.32		Personal Care Services	\$403.71
Health Care	\$2,681.86		Gasoline & Oil	\$1,890.67
Household Services	\$257.80		Electric & Natural Gas	\$1,526.18
Total Average Household Expenditure \$41,539				
<i>Source: Demographicsnow.com</i>				

**HOUSEHOLDS
1990-2013**

McCormick	1990	2000	Change '90-'00	2008 Estimates	2013 Projections
Total	2,732	3,558	30.2%	3,864	4,041
<i>Source: Demographicsnow.com</i>					

**HOUSING UNITS
1990-2013**

	Total	Owner Occupied	Renter Occupied
1990	3,347	2,111	621
2000	4,459	2,882	676
Change '90-'00	33.2%	36.5%	8.9%
2008 Estimates	4,930	3,099	765
2013 Projections	5,212	3,223	818
<i>Source: Demographicsnow.com</i>			

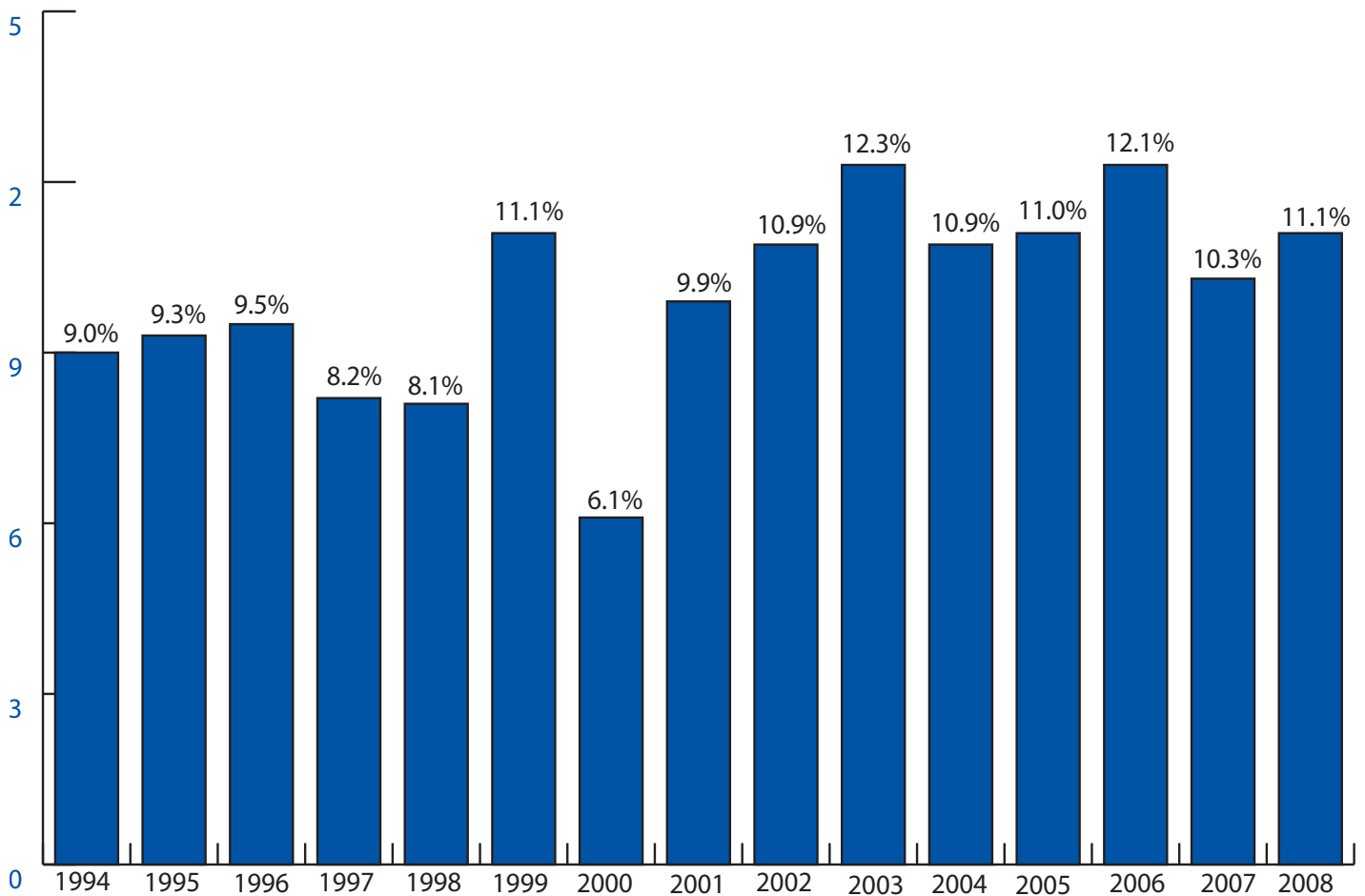
LABOR & EMPLOYMENT

Labor Force & Employment

LABOR FORCE & EMPLOYMENT 1998-2008				
	Unemployment Rate	Labor Force	Unemployed	Employed
1998	8.1%	4,093	332	3,761
1999	11.1%	4,122	456	3,666
2000	6.1%	3,742	233	3,509
2001	9.9%	3,000	367	3,333
2002	10.9%	3,650	399	3,251
2003	12.3%	3,660	452	3,208
2004	10.9%	3,482	385	3,097
2005	11.0%	3,623	400	3,223
2006	12.1%	3,785	459	3,326
2007	10.3%	3,559	367	3,192
2008	11.1%	3,348	381	3,057

Source: SC Employment Security Commission

UNEMPLOYMENT TREND 1994-2008



Unions

South Carolina is a right-to-work state and ranks the lowest in the nation in union membership as a percentage of non-agricultural employment. In 2008, there were 0 members in McCormick County's non-farm employees. The unionization rate was 0.0%.

Industry Sectors

PRIVATE NONFARM EMPLOYMENT BY INDUSTRY SECTOR 2008		
Industry Sector	Employment (%)	Employment (#)
Construction	2.0%	39
Manufacturing	11.0%	214
Service-Providing	38.4%	744
Trade, Transportation, and Utilities	8.0%	155
Financial Activities	1.6%	31
Professional and Business Services	1.3%	25
Education and Health Services	15.1%	293
Leisure and Hospitality	3.4%	66
Government	45.4%	881
Total, Private and Government	100%	1,940

Source: SC Employment Security Commission, Labor Market Information Division

Worker Training



In its recent issue, *Expansion Management Magazine* listed South Carolina as number one on its annual ranking for the top 15 states for workforce training.

The reason behind the number one ranking is Ready SC. Also, in an issue of *The Manufacturer*, SC's Ready SC program was featured as one of the best state training programs

in the US. Created in 1961, Ready SC is one of the longest running and most experienced worker training programs in the nation. Ready SC focuses on the training needs of new and existing business and industry in South Carolina. They provide recruiting, assessment, training development, management and implementation services to customers who are creating new jobs with competitive wages and benefits. These services are provided through state funds at little or no cost to the company.

Wages

WAGES 2008	
Industry Sector	Average Weekly Wage
Construction	\$416
Manufacturing	\$595
Service-Providing	\$430
Trade, Transportation, and Utilities	\$397
Financial Activities	\$409
Professional and Business Services	\$444
Education and Health Services	\$546
Leisure and Hospitality	\$195
Total Average Weekly Wage	\$540
<i>Source: SC Employment Security Commission, Labor Market Information Division</i>	

Industrial Employers

INDUSTRIAL DIRECTORY 2008				
Company Name	Employment	SIC	NAICS	Product Description
Savannah Heights Living Center	140			Nursing Homes and Textiles
Savannah Lakes Village	116	8641	813410	Civil and Social Clubs
Georgia Pacific Corp-McCormick Plt	67	2411	113310	Lumber
Reigle Consumer Products Division	88			Textiles
Milliken & Co-McCormick Plt	40	2221	313210	Woven textured cloth
Ferguson Williams	30			Maintenance for US Army Corps of Engineers
Food Lion Grocery Store	46			Retail
Sun Gro Horticulture Inc	30	2499	422910	Processed bark
Storm Drugs Inc.	13			Retail/Pharmacy
McCormick Messenger	5	2711	511110	Newspaper
Triad Manufacturing	5			Boat Mfg.
<i>Source: Company Representatives</i>				

Commuting

COMMUTING PATTERNS 2000		
County	Commuting to McCormick	Commuting from McCormick
Calhoun	1	0
Clarendon	0	0
Fairfield	0	0
Kershaw	0	0
Lee	0	0
Lexington	0	2
Newberry	0	13
Orangeburg	0	0
Richland	0	10
Saluda	11	0
Sumter	0	0
CSCA Subtotal	12	25
Abbeville	123	292
Aiken	25	84
Anderson	2	22
Beaufort	0	4
Charleston	0	1
Cherokee	0	11
Edgefield	100	30
Greenville	6	53
Greenwood	236	681
Laurens	1	8
Oconee	0	5
Pickens	0	11
Spartanburg	0	3
Union	0	3
Williamsburg	0	1
State of Georgia	407	413
Outside SC	7	57
Subtotal	907	1,679
Total	919	1,704
% of Labor Force Commuting out of McCormick County	45.73%	
Average Commute Time		
<i>Source: 2000 US Census County to County Worker Flow Files</i>		

LIVING HERE

Festivals & Events

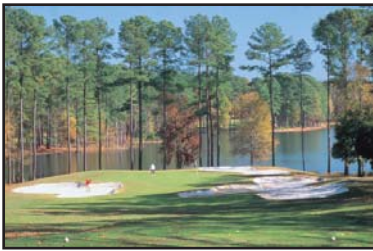
Gold Rush Days Festival: Each year McCormick celebrates its rich history during the Gold Rush Days Festival that begins with several events starting in June and ends with a large parade and festival in late September. The Town of McCormick is said to be built on top of 4.5 miles of tunnels that lead to and from the main gold mines. Gold was first discovered in this area in 1847 by William Dorn, within what is now the town limits of McCormick.



As much as \$9,000 in gold was removed per day, and the mine was soon considered one of the largest in South Carolina and one of the richest in the nation. A settlement soon grew up around the mining operation. Cyrus H. McCormick leased and later bought the mining property in the early 1870's, resulting in the name of the town and county. Another rich vein of gold was found in the 1930's by the North American Mining Company.

Recreation

Hickory Knob State Park: Hickory Knob State Resort Park covers 1,091 acres alongside Strom Thurmond Lake in South Carolina's Savannah Lake region. As the only resort park in the state park system, Hickory Knob offers outstanding recreational opportunities which include a beautiful 18-hole championship golf course, trails for hiking,



walking and biking; tennis courts, and facilities for archery and skeet shooting. In addition to access to a 70,000-acre lake for fishing and boating, Hickory Knob features a motel, park cabins, a restaurant and meeting facilities. Hickory Knob has become a favorite destination for outdoors men seeking unique vacations and also a popular retreat for business meetings. **Baker Creek State Park:** Located in the heart of the Sumter National Forest on the Shore of Lake



Thurmond. Situated in a heavily wooded area with rolling terrain, this 1,035 acre park is popular with campers, fisherman and day visitors. **Strom Thurmond Dam & Lake:** Thurmond Lake, the largest U.S. Army Corps of Engineers project east of the Mississippi River, was built between 1946 and 1954 as part of a comprehensive plan of development for the Savannah River Basin. Thurmond Lake is one of the 10 most visited Corps lakes in the nation, serving about seven million visitors annually. The lake offers camping, day use areas, boating, fishing, hunting, and trails. Both Baker Creek State Park and Hickory Knob State Park are located on the shores of the lake. **McCormick Country Club:** This semi-private club only allows guests to play when accompanied by a member. There are four ponds that come into play on some holes. This par 3 course is wide open and was built on fairly rolling terrain. The greens are slightly elevated and somewhat undulating, and the fairways are tree lined. There is an additional men's tee that can be used when playing an 18-hole round.

Places to Visit

Dorn Mill Center for History & Art: This fascinating reminder of America's agricultural and industrial history contains a gristmill, cotton gin and a weigh station. Listed on the National Register of Historic Places, the gristmill was built in 1898 as a cottonseed oil mill and converted to a flour and gristmill in the 1920s. One of the few remaining gristmills in the state, the site contains original steam engines and equipment which were powered by sawdust and wood chips from Dorn Lumber Yard. The Cotton Gin has been converted into an artisans center with crafts demonstrations and a retail shop. **Joseph Jennings Dorn House:** The home of SC State Sen. Joseph



Jennings Dorn was designed by architect James C. Hemphill, a draftsman for Thomas Edison. Built in 1917, it was the first brick home in McCormick and one of the most ornate. It features original decorative woodwork, paneling and wainscoting which was milled at Sen. Dorn's lumber mill. It was the "smart house" of the day, reflecting all the latest amenities. It has been restored and donated to the Town of McCormick. An on-site genealogy library and research center is planned for the near future. **Mack Art Gallery:** Revolving art exhibits now draw crowds to the old Keturah Hotel, where vacationers used to stay in the early decades of the 20th century. The adjoining city park and amphitheater host plays and concerts in the summer. The Gallery Shop houses gift items by local artists.



Religion

Religion is an important part of life in McCormick County, with over 65 congregations representing many faiths. Among the many congregations are Roman Catholic, United Methodist, Pentecostal,

Southern Baptist, Church of God, Lutheran, African Methodist Episcopalian, Jehovah's Witness, Presbyterian, and many more.

Healthcare

There are several regional hospitals that serve McCormick County. The most convenient hospital to McCormick is the Self Regional Health care. Self Regional Health care is located in Greenwood County and has a capacity of 394

beds. Self houses many specialty centers including: The Cancer Center, The Heart Center, the Women's Center, a Rehabilitation Center, as well as many others.

Shopping

The town of McCormick has many specialty as well as antique shops to browse through. But if boutiques and downtown shopping aren't for you then just a short drive down I-20 is Columbiana Center. It will definitely feed any avid shopper's

cravings with national stores like Banana Republic, William Sonoma, Old Navy, Abercrombie and Fitch, and Arden B. There are also malls located close by in Aiken and Greenwood.

Climate

Some would say the climate in McCormick county is perfect. With an average temperature of 62.1 degrees and an annual average precipitation of 46.38 inches, it would be hard to say they are

wrong. Severe cold and snow are rare things to see in McCormick. However, the changing seasons are not so rare. The area has enough variation in the weather to enjoy all four season.

Government

McCormick County is governed under a Council/Administrator format. The Council consists of five members representing individual

districts. County Council members serve four-year terms.

Police & Fire

McCormick County Sheriff's Department

14 officers
15 patrol cars
25 total personnel

McCormick County Fire Department

10 firefighters
110 volunteers
7 fire stations
22 fire engines

Town of McCormick Police Department

7 officers
8 total personnel

Utilities

Water & Wastewater Services

McCormick County Water & Sewer
Water Capacity 6,800,000 gpd
Sewer Capacity 1,500,000 gpd

CPW

Operating Capacity 3,225,000 gpd
Total Capacity 4,722,500 gpd

Telephone Services

United Telephone, GTE, West Carolina

Gas Suppliers

Private propane companies

Electric Suppliers

South Carolina Electric & Gas, Little River Electric, CPW, Aiken Electric

Housing



If you enjoy living in a peaceful community, McCormick County is the place for you. McCormick offers its residents a small-town atmosphere

with the luxuries and conveniences of a big city only minutes away. It's rural setting with beautiful natural landscapes, clean air, fresh water, temperate climate and forestry will make anyone feel right at home. **Savannah Lakes Village**, located along the pristine Lake Thurmond, is a featured location to reside in McCormick. Savannah Lakes Village is a member-owned, recreational/retirement waterfront community that features several amenities. The complex boasts

two champion golf courses, two clubhouses with dining facilities and a 23,000 square foot sports complex. The community has approximately 700 homes with a permanent resident base estimated at 1,400. Residents are invited to participate in all the activities the community has to offer which include yoga, cycling, dancing, golf and many more. For the homeowner who wants to preserve some of the past, Parksville, Plum Branch, McCormick & Mt. Carmel all have homes from the early 1900's that are available to buy. McCormick is also home to smaller, lesser known communities that lie in between the State Parks and the US Army Corps recreation areas. These communities are Modoc Shores, Little River Subdivision, Buffalo Creek Subdivision, Hickory Knob Subdivision and New Bordeaux Subdivision.

EDUCATION

McCormick

Primary & Secondary Education

There is one school district in McCormick County, combined there are 5 schools; 1 elementary school, 1 middle school, 1 high schools, 1 charter elementary school, and 1 charter high school.

PUBLIC SCHOOL DISTRICT STATISTICS 2008				
District	Enrollment	Total SAT Score	Pupil/Teacher Ratio	Expenditure per Pupil
McCormick	920	793	17.5 to 1	\$11,500
South Carolina	694,584*	984	20.6 to 1*	\$7,434*

Source: SC Department of Education (* = 2006)

PRIVATE SCHOOLS 2008			
School Name	Grades	Enrollment	Religious Affiliation
Long Cane Academy	K- 12	87	Secular

Source: South Carolina Department of Education

EDUCATIONAL ATTAINMENT AGES 25+ 2008		
	Number	Percent
High school or higher degree	5,267	68.6%
High school graduate	2,451	31.9%
Some college, no degree	1,079	14.0%
Associate degree	468	6.1%
Bachelor's degree	812	10.6%
Graduate or Professional School degree	457	6.0%

Source: Demographicsnow.com

Higher Education

There are seven institutions of higher education with an hours drive of the town. Below are a sampling of colleges and universities in close proximity. **Piedmont Technical College:** Piedmont Tech is part of the nationally recognized SC tech school system. It offers several degree programs for students that prepare them for the work force. The school also offers degrees and programs designed to help students to transfer to a four year college or university. Piedmont Tech also works closely with area business and CATT to help train employees from anywhere from specific technical training to managerial training. **Augusta State University:** Is a four-year non-residential university. ASU, located in the second largest city in Georgia, offers undergraduate degrees in the arts and sciences, business administration and



in education. **University of South Carolina Aiken:** Established in 1961, USC Aiken today enrolls about 1,500 undergraduates on its 453-acre campus. This senior university offers undergraduate degrees, as well as master's degrees in elementary education, educational technology, and applied clinical psychology. USCA has a reputation for high quality academic programs. In 2005, and 1999-2002, USCA has been recognized by U.S. News & World Report as one of the top public colleges in the South. USCA's professional programs in business, education, and nursing each have national accreditation.



HIGHER EDUCATION 2008					
Institution	Type	Enrollment	Graduation	Location	Web Site
Piedmont Technical College	Public Technical	4,959	1,098	Greenwood	www.ptc.edu
Aiken Technical College	Public Technical	2,704	636	Aiken	www.aik.tec.sc.us
Erskine University	Private Liberal Arts	864	167	Due West	www.erskine.edu
Presbyterian College	Private Liberal Arts	1,177	247	Clinton	www.presby.edu
Lander University	Public Liberal Arts	2,614	419	Greenwood	www.lander.edu
USC Aiken	Public Liberal Arts	3,232	519	Aiken	www.usca.edu

Source: South Carolina Commission of Higher Education