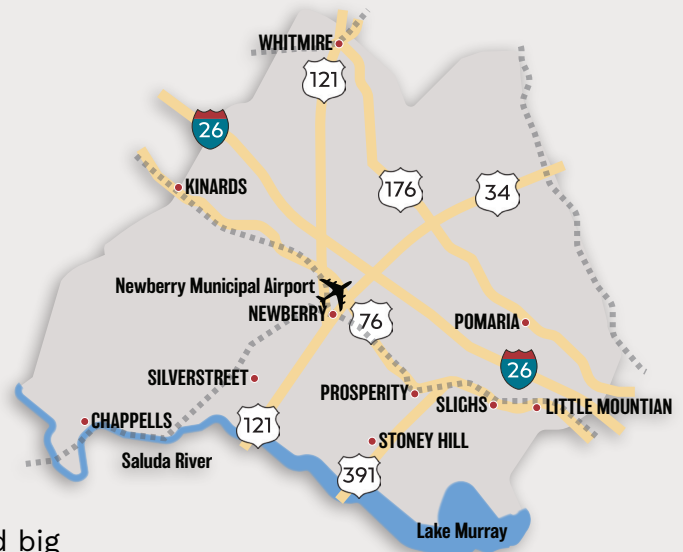


At A Glance: NEWBERRY COUNTY

Newberry County was formed in 1785 as part of the Ninety Six District. As the county seat, and as one of the most vibrant cities in Newberry County, it's no wonder the City of Newberry was listed as one of Crampton's 100 Best Small Towns in America. With a labor pool exceeding half a million workers in 60 minutes, Newberry County's central location between three major MSAs - Columbia, Greenville and Charlotte - expands its labor draw even further. With its business-friendly communities, Newberry has attracted big names like Samsung, Kraft-Heinz, Komatsu and more.



INFRASTRUCTURE

The Central SC Region is home to four major interstates, all easily accessible throughout the region: I-20, I-26, I-77, I-95. These interstates make for smooth travel when commuting to the region's major airport and the state's major port.



Passes through the center of the county, traveling east to west with direct access to the state's capital city, Columbia.



22 miles
SE



31 miles
E



85 miles
E



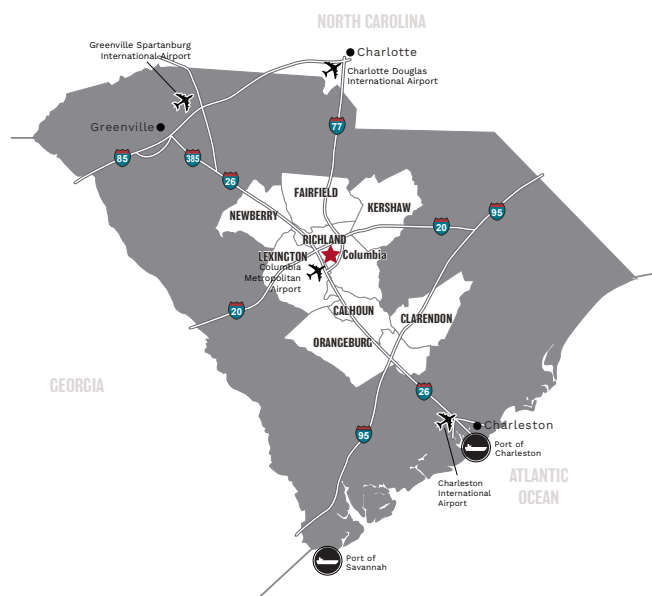
Newberry Municipal Airport (27J): located within the county; Columbia Metropolitan Airport (CAE): 42 miles from the county, it features a UPS air hub and Foreign Trade Zone 127.



Port of Charleston: 153 miles away; nationally recognized as one of the most efficient and effective ports. New Hugh Leatherman Terminal opened in 2021 to accommodate larger neo-Panamax vessels.



Rail system served by CSX and Norfolk Southern.



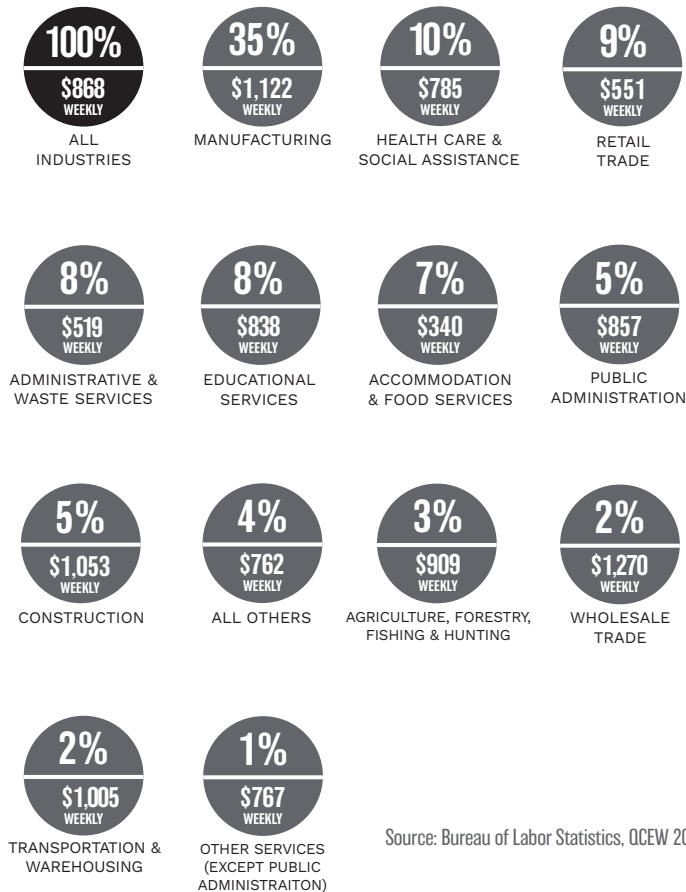
60-MINUTE DRIVE TIME POPULATION

1,053,183	1,086,445	1,113,327
2020 Census	2023 Estimate	2028 Forecast
82.3%		78.8%
Age 15+ 2023 Estimate		Age 18+ 2023 Estimate
91.2%		34.9%
HS Diploma/CED & higher Age 25+, 2023 Estimate		Bachelor's Degree & higher Age 25+, 2023 Estimate

Source: US Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027.



EXISTING INDUSTRY



Source: Bureau of Labor Statistics, QCEW 2022

EMPLOYMENT: NOVEMBER 2023



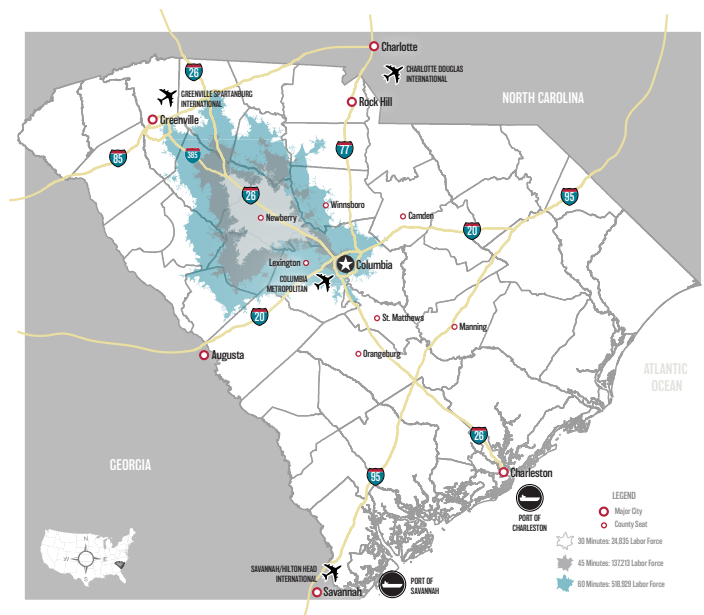
Source: US Bureau of Labor Statistics

TOP PRIVATE EMPLOYERS

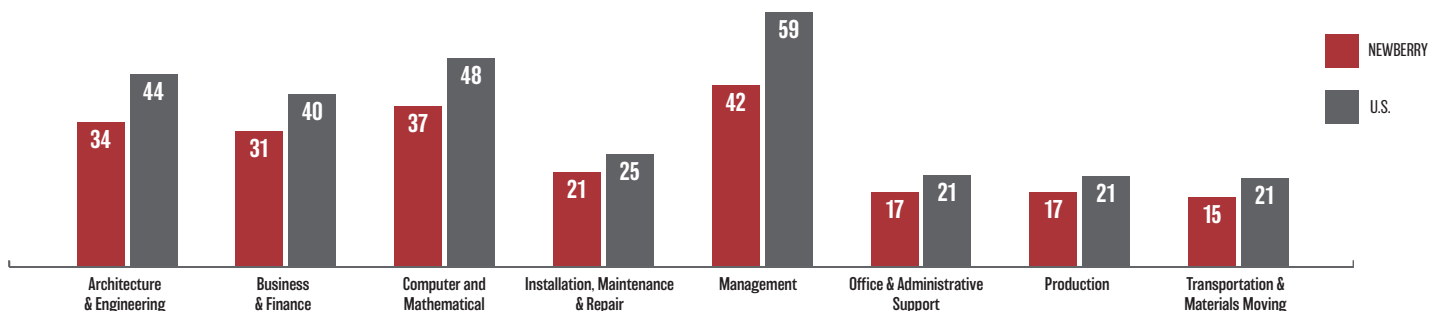
COMPANY	EMPLOYEES
Kraft-Heinz	1,500
Samsung	1,400
West Fraser Timber Co. Ltd.	500
Georgia Pacific Corp.	275
Komatsu America Corp.	250
Kiswire Inc. (2 locations)	245
Shakespeare Composite Structures	200
Doncasters Trucast USA	175
Pioneer Frozen Foods	160
ISE America Inc.	140
MacLean Fiberglass	117
Senn Freight Lines Inc.	100
Eagle Construction	100

Source: Central SC records and Reference USA

DRIVE TIME LABOR FORCE



HOURLY WAGES FOR SELECT OCCUPATIONS



Source: Lightcast, Occupation Table, Average Hourly Earnings, 2022-2023; wage values have been rounded to whole dollar