

Lancaster County

WHERE BUSINESS IS GOLDEN



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DEVELOPMENT



Lancaster County is among the fastest growing counties in South Carolina, growing in population by almost 17% in the last six years, and where people go, development follows.

Lancaster County has seen accelerated growth in manufacturing, office, residential and retail development over the past decade. The area has become a magnet for corporate headquarters relocations, as well as the site of two of the fastest selling residential neighborhoods in the Charlotte region.

Bailes Ridge Corporate Park, which got its start more than a decade ago, has captured that demand, offering space for commercial office, manufacturing and flex users.

"We saw Lancaster County and the Indian Land corridor to be the logical growth corridor for office development because of the success of Ballantyne in south Charlotte," says Mike Bilodeau, development manager of MVP Properties, which started Bailes Ridge Corporate Park

in 2003.

In recent years Bailes Ridge has attracted manufacturers, mortgage lenders and IT firms, with new employers such as Keer, a Chinese textile company, CompuCom, an information technology firm relocating its global headquarters from Texas, and Movement Mortgage, one of the fastest growing mortgage companies in the US.

"Lancaster County brings a pro-business approach to development," Bilodeau says. "South Carolina and Lancaster County have been aggressive in recruiting business, which has helped a lot in Indian Land because of its proximity to the amenities of south Charlotte."

An initial 300-acre tract developed by MVP Properties in partnership with the Miller family, Bailes Ridge has 85 acres remaining for commercial use.

MVP Properties' investment in Lancaster County helped jumpstart the flurry of development today. MVP began development of nearby 521 Corporate Center, home of Red Ventures, in 2000.

"At that time there were probably some people who scratched their head at our decision," Bilodeau says. "But Ballantyne then was not Ballantyne today. There wasn't much development between Ballantyne and

the state line and certainly none south."

But MVP Properties' play on the south side of Ballantyne, which has become one of North Carolina's largest and most successful office parks, proved far-sighted. Development began to fill in, with Del Webb's Sun City Carolina Lakes development, with 3,160 homes was the top selling community in the Charlotte region year after year.

Walnut Creek, developed by LStar in Raleigh, followed Sun City, topping the 2015 list of new home closings in the Charlotte MSA. Homebuilders Eastwood Homes, DR Horton, Bonterra Builders, Lennar, M/I Homes and Smith Douglas have transformed the 868-acre development into a desirable Lancaster community.

Building on that success, national homebuilder Lennar has begun an 800 home, gated and age 55-Plus community in Indian Land called Tree Tops. The development is off US Highway 521 and includes 264 homes priced from mid-\$200K up to low \$400K, dog parks, swimming pool and a 10-acre lake.

Lennar just sold out The Grove townhouse development and is embarking on The Green townhome development which is adjacent to The Grove on the east side of Jim Wilson Road.

New zoning districts in the county now allow multi-family development, and new apartments are coming to Indian Land, bringing much-needed housing to an area teaming with young professionals working at nearby tech, financial services and corporate headquarters facilities.

Within Bailes Ridge Corporate Park, MVP assigned development rights for Edgewater Apartments to Orlando-based Integra Land Company. Construction is soon to be underway on 289 garden-style apartments.

Lancaster County is also seeing the evolution of retail development.

RedStone, also developed by MVP Properties and Red Ventures, will open its first phase in March with 310,000 square feet of shop space and a 14-screen movie theater. A second phase is planned.

"It's creating a retail destination in an upscale environment that until now hasn't existed within Indian Land," Bilodeau says.

In October, the Promenade at Carolina Reserve broke ground and will include 280,000 square feet of retail and restaurant space. Developed by Hutton, a Chattanooga, TN, developer, the retail center located on 83 acres across US 521 from Sun City Carolina Lakes is expected to open its first stores in the fall of 2018. ■



LIFESTYLE



Lancaster County's new greenway is a connection to its vibrant future.

Organizers are building momentum toward construction on the Lindsay Pettus Greenway, a planned 5-mile, hard-surface trail for cyclists, runners and walkers traversing the city east to west.

"The greenway has become part of a greater vision for the community," says Sherri Gregory, president of the nonprofit organization building support for the project. "There are a lot of good things going on in Lancaster now as we come to terms with our post-textile economy. There's lots of downtown revitalization in Lancaster and so much growth in Indian Land."

So far organizers have raised \$1.6 million of a \$3 million goal to pay for the first two miles of the urban stretch of greenway, which will be part of the greater Carolina Thread Trail that spans 15 counties in two states.

"I never dreamed I'd live my entire life in Lancaster County, but I'm so thankful that I do," Gregory says. "We've got a small town feel next to a world class city. We know our neighbors and have meaningful relationships with the people in our towns."

Lancaster County is one of the fastest growing counties in South Carolina. With its rich history and influx of new

development, there's no shortage of opportunities for outdoor recreation, education and comfortable living.

The greenway is just one way to get outdoors in Lancaster County and make a connection with those around you.

Every spring thousands of rocky shoals spider lilies bloom at Landsford Canal State Park on the Catawba River. The 448-acre park contains the remains of a canal system that made the Catawba River commercially navigable in the early 1800s. Today the park draws visitors throughout the year to walk the 1.5 mile Canal Trail or if they are in luck, view the blooms, starting in mid-May.

Not far from the Catawba River is Andrew Jackson State Park, a 360-acre park with on-site museum to the 7th president. It's a popular camping spot for families and outdoor enthusiasts, and it provides opportunities for easy nature walks, canoeing and fishing. There's an 18th century school house on site as well as exhibits about the boyhood life of Jackson, the only South Carolina-born president who was born nearby.

For those seeking a more groomed experience in the outdoors, there is golf aplenty in the Lancaster region. Carolina Lakes Golf Club was nominated for Golf Digest's Best New Courses for Under \$75. Not far away are a variety of courses, notably The Golf Club at Ballantyne, a public PGA course, as well as Firethorne Country Club, Waterford Golf Club LLC, and



Springfield Golf Club.

Staying fit in the city of Lancaster will include more options. The Upper Palmetto YMCA will take over operations of the University of South Carolina Lancaster's Gregory Health & Wellness Center. It will be the first YMCA in the county. The change will mean expanded programming and a name change to Gregory Family YMCA.

The University of South Carolina Lancaster has been a central part of the Lancaster County community for more than 50 years. Established in 1959 when Lancaster business leaders recognized the need for higher education opportunities in the area to build a strong workforce, the campus was the first of USC's four regional campuses. The college enrolls 1,800 full time and part-time students who are pursuing a range of associates degrees and 11 bachelor's degree programs. USC Lancaster is a 150-acre campus providing higher education and skills training to improve the business environment in the community. USC Lancaster also draws top concerts and fascinating speakers throughout the year.

Since 2012, USC Lancaster has operated a Native American Studies Center in downtown Lancaster. It's a comprehensive

center for the study of South Carolina's Native American people, their histories and cultures. The center includes the largest collection of Catawba Indian pottery in existence. The center is a popular field trip for students and history buffs. A year after its opening the center hosted a traveling Smithsonian exhibit about Native American lives.

Lancaster County's commitment to education remains strong. Lancaster County voters approved a \$199 million bond referendum that includes new schools and upgrades throughout the county. The investment will accommodate growth in the area and likely spur more residential and commercial development south of Indian Land.

Top-quality medical care is always close at hand in Lancaster County. Residents have access to outstanding medical care at Springs Hospital in Lancaster, a 225 bed facility in Lancaster County with a 24-hour emergency room, intensive and coronary care units, and surgical, laboratory, and imaging services. A new state-of-the-art high tech surgery center in the Edgewater Corporate Center, and several new specialty medical facilities in commercial space adjacent to Sun City Carolina Lakes.



WORKFORCE & EXISTING INDUSTRY

Lancaster County is home to a sizeable workforce that brings a solid work ethic, high productivity, and an appreciation for the value of helping employers succeed.

Lancaster County and its adjacent counties have a workforce of nearly 1 million who are ready to help businesses succeed. Many of those workers are concentrated in two primary areas, manufacturing and professional/technical services, which corresponds well to Lancaster County's target business sectors: Corporate Facilities and Advanced Manufacturing. Those sectors continue to grow thanks to that large and talented workforce and an educational system that empowers students to maximize their potential.

In September 2017 the county's labor force was 38,417, an increase of 12.4% over the last five years. Regionally, the labor force has grown by 12.5% to 968,854 since September 2012. Lancaster County's unemployment rate is 4.3%, the lowest in recent history and indicative of a strong local economy poised for more growth.

At its heart and soul Lancaster County has and continues to be a location for advanced manufacturing. In 2016, there

were approximately 3,257 manufacturing jobs in the county which represented over 13.5% of all jobs. Since 2012, manufacturing jobs have grown by 12.3% in Lancaster County which is higher than the South Carolina rate of 9.2% and U.S. rate of 4.6%. The ten largest manufacturers in the county employ over 2,700 workers.

As Lancaster County's economy has evolved, the county has become a prime destination for corporate facilities and related employment. Approximately 17% of all jobs in Lancaster County are in Professional and Technical Services, many of which are located in the Indian Land area. The county is the headquarters for CompuCom, Continental Tire of the Americas, Founders Federal Credit Union, INSP, Movement Mortgage, Red Ventures and Sharonview Federal Credit Union. Current employment at these facilities is over 4,450 with another 2,200 additional jobs announced over the next several years. Founders Federal Credit Union put the county on the headquarters location map when it opened its new Lancaster facility in 2010. The operation employs over 350 associates.

In Lancaster County, 84.4% of residents over the age of twenty-five are high school graduates and nearly 22% hold a college degree. Commitment to a solid work ethic begins in the county's classrooms, which focus on creating work-ready citizens with

TEN LARGEST LANCASTER COUNTY MANUFACTURERS NOVEMBER 2017		
CORPORATION NAME	COMPANY INDUSTRY	NUMBER OF EMPLOYEES
Cardinal Health	Medical Devices	550
Oceana Gold/Haile Gold Mine	Commercial Mining	400
Nutramax Laboratories	Nutraceuticals	373
Duracell	Batteries	281
PCI	Mission Critical Documents	260
McClancy Seasoning	Spices	250
Keer America	Textiles	232
Trinity Meyer	Utility Poles	162
Pattison Sign Group	Commercial Signs	135
Rico Industries	Sports Memorabilia	120

the skills employers need. A great example of Lancaster County's commitment to workforce development is found at the Career Center, one of the community's crown jewels. The Center educates, engages, and empowers students to investigate and connect academic interests and career options.

The York Technical College Indian Land Center opened its doors in the fall of 2014 in an effort to better serve the people who live and work in the northern parts of Lancaster and York counties. Conveniently located in the Rosemont development off Fort Mill Highway, the center offers a variety of classes ranging from general education to information technology to corporate and continuing education. York Technical College also offers world class advanced manufacturing training using the latest generation of computer numerically controlled machine tools, simulators and CAM software.

Founded in 2015 by LCI Lineberger, the Carolina Construction School (CCS), located in Lancaster is focused on meeting the training needs for equipment operators, truck drivers and safety in today's construction market. CCS uses the latest technologies, experienced instructors, and hands-on education in their training and education program to bridge the skills gap by training students for in-demand careers in the construction industry. CCS offers training in heavy equipment operations, commercial truck driving classes and the latest in safety advancement. The school teaches student via real-world simulators and on-job site training by instructors.

South Carolina, a right-to-work state, has the third-lowest rate of unionization in the nation, at just 3.2% and has the nation's third-lowest labor costs. South Carolina ranks in the top five for workforce development programs for new and expanding businesses.



Making History in Lancaster County

- Building a world-class gold mine on a 200-year-old mine site
- Current employment: 400 with 89% from the local communities
- Locally spending more than \$3 million per month in the community
- Generating an economic impact in the area of more than \$70 million per year

Our Team



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FAST FACTS



- In FY 2017 (July 2016 to June 2017), Lancaster County facilitated new and expanding businesses representing 2,843 new jobs and \$84 million in capital investment.
- IT firm **COMPUCOM SYSTEMS**' relocation of its global headquarters to Lancaster County was the largest jobs (1,500) announcement in the Carolinas in 2016.
- **NUTRAMAX LABORATORIES** in Lancaster was recognized as a 2017 South Carolina Large Industry Impact Award recipient.
- **OCEANA GOLD/HAILE GOLD MINE** is the largest commercial gold mine east of the Mississippi River. The \$500 million operation had its first gold pour in 2017 and is expected to be mining the site through 2037.
- Over 17% of the County's employed residents work in manufacturing, making it one of the highest rates in South Carolina.
- Lancaster County owns several attractive industrial parks throughout the county and offers sites to manufacturers at extremely competitive prices.
- Lancaster County's property tax credits for new and expanding businesses are among the most aggressive in the Southeast. A higher credit amount is offered to existing industry as the county's way of showing their appreciation for businesses located here.
- Lancaster County School District is embarking on a \$199 million capital projects campaign that will result in a number of new and upgraded schools throughout the county.

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60 years.

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