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Chester County is strategically located midway between three large metro areas – Charlotte, N.C., Columbia, S.C. and Greenville-Spartanburg, S.C. A place that's unpretentious yet filled with promise and possibilities. It's a place to raise a family, your standard of living, and your company goals. Chester County, the ideal choice for business and for life.

Large tracts of undeveloped property, low taxes, right-to-work status, and a workforce adept at recognizing and adapting to the ever changing industrial environment, have helped us attract some of the world's most recognized companies such as Allvac, Cultured Stone, PPG and Guardian Industries.

Products of today include plastics, steel, glass, fiberglass, paper, wood products, specialty chemicals, equipment manufacturing and research and development facilities. A reliable rail and highway transportation network enables area businesses and industry to trade goods quickly and at low cost.



Chester County boasts a certified megasite—the Carolinas I-77 Megasite, a 1,438 acre site with dual rail, located between two interchanges—exits 65 and 62 with 8,000 linear feet of frontage along the I-77 corridor. Situated approximately 35 miles south of Charlotte, the site has been primarily marketed to the automotive industry as an ideal location for an auto assembly plant. However, other industries are also showing interest in this unique property.

A new project, The Insurance Center for Building Safety Research, has been constructed in the SC Highway 99 Industrial Park. The primary purpose of this \$40 million multi-peril research facility is to identify effective methods of minimizing risk and loss to homes, businesses, and communities resulting from natural disasters. The research center has the ability to subject 1,800 sq. ft., 2-story homes and light commercial construction to a variety of hazards, including realistic Category 3 hurricanes, wind-blown fire (mimicking wildfire embers), and hailstorms.

Rarely do you find a region that embraces both commerce and community. A place that inspires passion, whether for learning, history, adventure, or an honest day's work. A region that continues to balance Southern hospitality and a strong pro-business attitude, with gracious people ready to help you succeed.

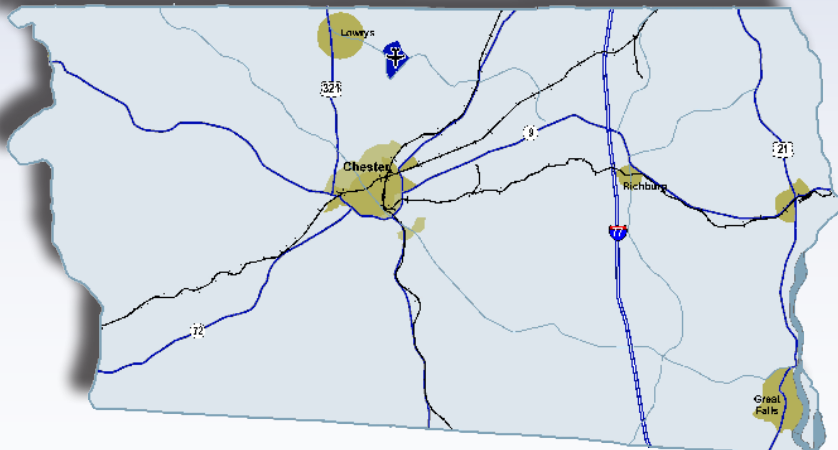


Come see Chester County for yourself, and discover why so many citizens and companies are choosing Chester. For business. For life.

Total Population, 2010	33,146
Total Households, 2010	12,796
Median Age, 2010	38.5
Projected Population, 2015	32,902
Educational Attainment, 2009	
Population 25 and Older	22,136
High School Diploma	41.4%
Some College	16.0%
Associate's Degree	7.5%
Bachelor's Degree	6.8%
Graduate or Professional Degree	4.4%
2010 SAT score, county average	1,415
2010 SAT score, state average	1,443
Income, 2010	
Median Household Income	\$40,115
Per Capita Income	\$18,357
Employment by Industry, 2010	
Agriculture, Mining	1.4%
Construction	8.8%
FIRE	3.2%
Manufacturing	25.1%
Public Administration	3.7%
Retail Trade	10.7%
Wholesale Trade	3.9%
Services	35.9%
Transportation, Utilities	5.1%
Total Employment, 16+	12,557
Labor Force, 2010	
Labor Force	14,975
Unemployment Rate	18.6%

Source: ESRI 2010, SC Dept of Public Education, SCWorks

MAJOR EMPLOYERS (non government/retail)		
Company	Major Product	Employees
Chester Wood Products	MDF	350
Allvac	Steel Rods	225
Guardian Industries	Float Glass	250
Boral Stone Products	Stone Veneer	260
Haddon House	Food Distribution	170



Average Weekly Wage 2009

Agriculture, Forestry, Fishing	\$769
Construction	\$894
Manufacturing	\$833
Wholesale Trade	\$745
Retail Trade	\$359
Transportation & Warehousing	\$0
Information	\$938
Finance & Insurance	\$681
Real Estate & Rental & Leasing	\$644
Professional & Technical Services	\$626
Management of Companies & Enterprises	\$0
Administrative & Waste Services	\$0
Health Care & Social Assistance	\$599
Accommodation & Food Services	\$225
Arts, Entertainment and Recreation	\$694
Average Weekly Wage	\$654

Unemployment Insurance

New Employers (per \$100)	2.7%
Deficit Employers (max rate)	5.4%
Average Tax Rate	\$234
Taxable Base	\$7,000

Inventory Tax

Finished Goods	none
Raw Materials	none
Goods in Process	none
Mat'l consumed in Mfg.	none

Sales Tax, General

State	6.0%
Local Option Tax	1.0%
Capital Projects	1.0%

Sales Tax, Special Provisions

Electricity	none
Natural Gas	none
Manufacturing Fuels	none
Manufacturing Equipment	none
Telecommunications Service (intrastate)	5.0%

Education

Public Schools	13
Private Schools	4
School Districts	1
Colleges & Universities	1

Announced Jobs & Investments

Jobs announced, 2008	214
Total investment announced, 2008	\$77,000,000

Accessibility

Nearest Major City	Charlotte
Distance to Nearest Major City	37 miles
Nearest Commercial Airport	CLT
Runway Length	10,000 ft.
Distance to Nearest Airport	14 miles
Nearest Interstate	I-77
Nearest Deepwater Port	Port of Charleston
Distance to Nearest Deepwater Port	167 miles
Foreign Trade Zone Accessibility	Yes
Population within 50 mile radius, 2009	2,388,681

Development Capacity

Wastewater Treatment Capacity Available	Yes
Natural Gas Available	Yes

Taxes, Sales & Service

Property Taxes/County Millage Rate	\$ 0.2804
Retail Sales (Mil\$, 2008)	\$484.8
Number of Physicians and Surgeons, 2007	83
Number of Registered Nurses, 2007	505
Number of Pharmacists, 2007	30

Source: SC Association of Counties and SC Dept of Revenue