

# WHY LAURENS COUNTY?

Laurens County is a business-centered community that provides economic advancement opportunities.

The Connexial Center is proud to call this area home because of its commercial and industrial potential along Interstate I-385. Located between I-85 and I-26, it is now being referred to as "the Main Street of the New South."

## UTILITIES:

- Power:** Laurens Electric Cooperative
- Water:** Laurens County Water and Sewer Commission
- Sewer:** Laurens County Water and Sewer Commission
- Natural Gas:** Clinton-Newberry Natural Gas

# DEVELOPMENT PARTNERS



Over 450  
Developable Acres

*The Connexial Center is a great example of what Team South Carolina does to lay the foundation for future economic growth. This new resource will help us put our best foot forward as we seek to provide prospective industries with a strong inventory of available real estate.*

— SECRETARY OF COMMERCE  
BOBBY HITT

**CONNECTING**  
COMMERCE and INDUSTRY  
to the  
MAIN STREET  
of the NEW SOUTH



## FOR MORE INFORMATION:

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LOCATION & MARKET

Strategically located on I-385 between Exit 19/SC-14 and Exit 16/SC-101

Site is in close proximity to ZF Transmissions, Woodfield Industrial Park, and Southchase Industrial Park

450 developable acres

All due diligence has been completed

Water and sewer are on site

Geographic location—close proximity to I-85, I-26, and I-385 industrial corridor

Class A Industrial Park

Within 32 miles of the SC Inland Port Greer

Within 19 miles of the Clemson University International Center for Automotive Research (CU ICAR)

Within 8 miles of the Laurens Center for Advanced Manufacturing

WORKFORCE & TRAINING

Stats based on 45 minutes of the Connexial Center

2018 Population	1,091,098
Total labor force	533,302
Percent employed in manufacturing	32.4%
Percent employed in distributive occupations	8.5%
Underemployment	15.9% (79,184)
Projected 5 year population growth	6%
Workers willing to commute more than 30 minutes	62.2%
Labor force participation rate	75.5%

