



Community Profile, 2008

www.greerdevelopment.com

Location

Greer is conveniently located in the foothills of the Blue Ridge Mountains just North of I-85 in both Greenville and Spartanburg Counties, in the Greenville-Spartanburg-Anderson Metropolitan Statistical Area (GSA MSA).

Elevation: 1,016 feet Lat: 34.939 N Lon: 82.227 W

Major Cities from Greer	Miles	Kilometers
Greenville, SC	12	19
Spartanburg, SC	17	27
Asheville, NC	62	100
Charlotte, NC	90	145
Atlanta, GA	157	253
Knoxville, TN	167	269
Charleston, SC	220	354

Population

	2000	2005 Est.	Change
City of Greer	16,843	21,421	27%
Greenville County	379,616	407,383	7%
Spartanburg County	253,791	266,809	5%
Drive Time From Downtown	2000	2005	2010
10 Minute	57,047	61,517	65,511
15 Minute	126,801	137,496	146,714
20 Minute	227,369	245,305	261,505
30 Minute	514,999	550,354	584,275

Source: US Census Bureau, ESRI Projections

Climate

Average High/Low Temperature (Degrees Fahrenheit/Celsius)

	°F	°C		°F	°C
January	30/50	-1/10	July	68/88	20/31
February	32/54	0/12	August	67/86	19/30
March	39/63	4/17	September	61/81	16/27
April	47/72	8/22	October	49/71	9/22
May	56/79	13/26	November	40/62	4/17
June	64/85	17/29	December	33/53	5/12

Average Annual Rainfall	50.6in	128cm
Average Annual Snowfall	6.5in	16cm
Annual Days with Mostly Sun	221	
Annual Days below 32°F/0°C Degrees	88	
Annual Days above 90°F/32°C Degrees	29	

Education

	Number of Schools	Number of Teachers	2006-2007 Enrollment
Elementary:	12	380	7,443
Middle School:	6	224	5,473
High School:	4	247	5,610

Source: SC Department of Education

Two Year Colleges:	Greenville Technical College-Greer Spartanburg Technical College Spartanburg Methodist College
Four Year Colleges:	North Greenville University Furman University University of SC-Upstate Bob Jones University University Center-Greenville Converse College Wofford College Clemson University

Recreation Facilities

The City of Greer Parks and Recreation Department manages 17 facilities including Kids Planet and an Ultimate Frisbee Course, located in Century Park, a state-of-the art play structure built by the community. Also the Greer Heritage Museum is located in Downtown to provide historical insight on Greer, SC.

Recreation Centers	2
Parks	9
Game-playing Baseball Fields	8
Tennis Courts	8
Football & Soccer Fields	11
Basketball Courts	5
Lakes / Fishing Locations	3
Walking Trails	3
Area Golf Courses	9

COUNTY FACILITIES:

Greenville County Recreation Department manages 50 facilities which include areas for activities such as sports, picnicking, ice skating, swimming, and horseback-riding.

Spartanburg County Parks and Recreation Department manages 9 recreation centers, 6 parks, and an indoor swim center, as well as numerous athletic fields.

Government

City of Greer Council / Administrator

Six City Council Districts
 Council Members elected to staggered four-year terms
 Mayor elected at large to a four-year term

Law Enforcement Personnel

Full Time 54

Fire Department Personnel

Full Time 38
 Volunteer 17

Fire Insurance Rating Class 2

Utilities & Services

Electric

Greer Commission of Public Works
 Duke Power Company
 Laurens Electric Cooperative

Water

Greer Commission of Public Work
 Blue Ridge Rural Water Company
 Startex-Jackson-Wellford-Duncan Water District

Sewer

Greer Commission of Public Works

Natural Gas

Greer Commission of Public Works
 Piedmont Natural Gas

Telephone

Local Service—Bell South

Communications

Newspapers:

Daily

Greenville News
 Spartanburg Herald-Journal

Weekly

Greer Citizen
 GSA Business
 Greenville Journal
 Spartanburg Business Report
 County Line News
 Greater Greer News (Twice a Week)

Radio Stations:

AM Stations in Greer 2
 AM Stations Received in Greer 15
 FM Stations Received in Greer 30

Television Stations:

WYFF-TV	Greenville	NBC
WSPA-TV	Spartanburg	CBS
WLOS-TV	Asheville	ABC
WHNS-TV	Greenville	FOX
SCETV	Public	ETV
WGGS-TV	Religious	

Financial Institutions

Banks serving the Greer area and number of locations:

BB&T	9
SunTrust Bank	4
Greer State Bank	4
Bank of America	3
Carolina First	3
Wachovia	3
The Palmetto Bank	2
CapitalBank	2
Citizen's Building and Loan	1
National Bank of SC	1
Blue Ridge Savings Bank	1
Bank of Travelers Rest	1

Transportation

Interstate: 85

US Highway: 29

SC Highways: 14, 80, 101, 290, 357

Airports:

Greenville-Spartanburg International (Greer)
 1.5 Million Passengers in 2006
 Seven Airlines
 61 Daily Departures

Greenville Downtown Airport
 Spartanburg Memorial Downtown Airport
 Donaldson Industrial Air Park

Railroads:

Norfolk Southern and CSX Transportation

Port:

Port of Charleston
 Busiest container port along the Southeast and Gulf Coast and ranks fourth nationwide.
 Located 220 Miles/354km SE of Greer.

Hospitals

Allen Bennett Memorial Hospital (Greer)

Campus of the Greenville Healthcare System
 58 Beds

Roger Huntington Nursing Center (Greer)

88 Bed Skilled Nursing Care

Greer Medical Campus (Greer)

\$100 million, 130 acre Medical Campus, under construction by Greenville Hospital System

Village at Pelham (Greer)

90 acre health and wellness complex constructed by Spartanburg Regional Healthcare System

Other Area Hospitals:

Greenville Hospital System, 6 Campuses in Greenville County

Spartanburg Regional Healthcare System, 11 Facilities in Spartanburg County

St. Francis Community Hospital (Greenville)

Mary Black Memorial Hospital (Spartanburg)

Labor Force

Labor Force Estimates— Greer Area

	<u>Number of Persons Employed</u>	<u>Number of Persons Unemployed</u>
10 Mile Radius	127,760	5,140
20 Mile Radius	333,084	16,534
30 Mile Radius	450,310	22,179

Source: SC ACOG, Sept. 2005

Labor Force Estimates,

	<u>Labor Force</u>	<u>Number of Persons Unemployed</u>
Greenville County	220,530	11,340
Spartanburg County	134,330	8,540
GSA MSA	315,750	17,430

Labor Force Estimates by Industry Group, 2005 Greenville & Spartanburg Counties

Manufacturing	73,800	21%
Construction/Mining	17,600	5%
Trade, Trans. & Utilities	86,400	24%
Financial Activities	13,800	4%
Services	71,900	20%
Government	57,500	16%
Leisure/Hospitality	27,700	8%
Information	6,600	2%
Total	416,300	100%

Unemployment Rate

	2005	2006	2007
Greenville County	5.4%	5.5%	5.1%
Spartanburg County	7.7%	7.3%	6.4%
South Carolina	7.0%	6.6%	6.6%
United States	4.9%	4.5%	5.0%

Source: SC Employment Security Commission

Taxes

Millage Rates:

City of Greer	93.9 mills
Plus:	
Greenville County	217.5 mills
Spartanburg County	336.9 mills

Corporate Income Tax Rate:	5.0%
State Retail Sales Tax:	5.0%
Personal Income Tax Rate:	2.5-7.0%

Cost of Living

Cost of Living Index

3rd Quarter, 2006	Total Composite
Atlanta, GA	98.2
Charlotte, NC	91.8
Anderson, SC	93.7
Columbia, SC	91.8
Charleston, SC	99.0
GSA, SC MSA	90.9

Source: ACCRA

Housing Market

Greer Area	2004	2005	2007
Median Home Price	\$160,730	\$160,525	\$160,212
Average Home Price	\$197,695	\$192,924	\$204,495
Total Homes Sold	1,164	1,467	1,333

Over 114 residential developments planned or under construction in the Greer trade area.

Source: Greer Development Corporation, Greenville County Board of Realtors

Educational Attainment

Highest Educational Attainment (Greer)

Age 25+ Years

At Least a High School Diploma	27.4%
At Least Some College	18.2%
At Least An Associate Degree	5.1%
At Least a Bachelor's Degree	12.9%
Graduate or Professional Degree	5.7%

Source: US Bureau of the Census, 2000

Major Employers & International Companies

Major Employers (Manufacturing and Non-Manufacturing) in Greer, (100+ Employees)

<u>Company/Organization</u>	<u>Number of Employees</u>	<u>Major Product/Service</u>	<u>Type</u>
BMW Manufacturing Corporation	4,500	Automobiles	Mfg
Honeywell Engine Systems & Services	630	Parts for Gas Turbine Engines	Mfg
Mitsubishi Polyester Film LLC	637	Polyester Film	Mfg
Allen Bennett Memorial Hospital	329	Health Services	Non-Mfg
Ryan's Family Steakhouses, Inc.	325	Restaurant Management	Non-Mfg
Ashmore Brothers	210	Road Building	Mfg
City of Greer	185	Government	Non-Mfg
Coats & Clarke, Inc.	140	Yarn Manufacturing	Mfg
CDS Ensembles Inc	459	Bedding Manufacturer	Mfg
Greer Commission of Public Works	126	Utility	Non-Mfg
Creform Corporation	105	Modular Material Handling Systems	Mfg
State Auto Insurance Company	100	Insurance	Non-Mfg

Major Manufacturing Employers in the Greer Area, (200+ Employees)

<u>Location</u>	<u>Company/Organization</u>	<u>Number of Employees</u>	<u>Major Product/Service</u>
Greer	BMW Manufacturing Corporation	4,500	Automobiles
Greenville	Michelin North America Inc	1,900	Radial Truck Tires
Duncan	Cryovac Div-Sealed Air Corp.	1,700	Flexible Plastic Packaging Material
Greenville	Rockwell Automation-Power Systems	465	Speed Changers, Drives and Gears
Duncan	AFL Telecommunications	670	Fiber Optic Cable Systems
Greer	Mitsubishi Polyester Film LLC	637	Polyester Film
Greer	Honeywell Engine Systems & Service	630	Parts for Gas Turbine Engines
Greenville	Hartness International Inc.	317	Packaging Equipment
Greenville	Bausch & Lomb	450	Ophthalmic Solutions
Duncan	Seeber USA	330	Plastic Injection/Molding Automotive Parts
Duncan	Wabco	325	Mass Transit Braking Systems
Duncan	ZF Lemforder Corp	300	Automotive Axle Modules
Duncan	DAA Draexlmaier Automotive LLC	300	Wire Harnesses
Duncan	Lear Corp.	252	Automotive Seats
Wellford	Leigh Fibers Inc	250	Textile Waste—Wholesale
Duncan	HAYSSEN	250	Automated Packaging Machinery
Lyman	SEW-Eurodrive Inc	240	Industrial Gear Drives

Sources: "SC Industrial Directory, 2003-2004", South Carolina Department of Commerce; Greer Development Corporation

International Manufacturing Companies in the Greer Area

<u>Location</u>	<u>Company/Organization</u>	<u>Major Product/Service</u>	<u>Country</u>
Greer	Advanced Composite Mfg Corp	Reinforced Ceramics	Japan
Duncan	AFL Telecommunications	Fiber Optic Cable Systems	Japan
Greer	BMW Manufacturing Corporation	Automobiles	Germany
Greer	Coates Inks Inc.	Printing Ink	Japan
Greer	Coats & Clark Inc.	Yarn Manufacturer	United Kingdom
Greer	Creform Corporation	Injection Molded Yarn Carriers	Japan
Duncan	DAA Draexlmaier Automotive LLC	Wire Harnesses	Germany
Greer	Danzas Corp	Transportation Arrangement	Switzerland
Greer	Eltex of Sweden	Textile Machinery Parts	Sweden
Greer	Edscha	Automotive Roof Tops	Germany
Greer	Kuehne & Nagel Inc	International Freight Forwarders	Switzerland
Duncan	Lear Corp.	Automotive Seats	Luxembourg
Greenville	Mariplast North America Inc	Yarn Carrier Dye Tubes	Italy
Greenville	Michelin North America	Tires	France
Greer	Mitubishi Polyester Film	Polyester Film	Japan
Greer	Mod Systems Inc	File Cabinets/Paper Storage	Switzerland
Greer	Neuenhauser	Industrial Machinery	German
Greer	Niftylift, Inc.	Mobile Lift Equipment	England
Greenville	Panalpina Inc	International Freight Forwarders	Switzerland
Greenville	Picanol of America Inc	Textile Machinery	Belgium
Lyman	SACM Textile Inc	Textile Machinery	France
Duncan	Seeber USA	Plastic Injection/Molding Automotive Parts	Germany
Greer	Siroflex	Silicone Sealants	Netherlands
Greenville	Sloan Construction Corporation	Asphalt Mixtures	United Kingdom
Greer	TEXO Inc	Loom Parts	Sweden
Greer	TNS Mills Inc.	Geotextiles	Japan
Duncan	US Alumoweld Company Inc	Wire and Strand Products	Japan
Duncan	ZF Lemforder Corp	Automotive Axle Modules	Germany

Source: "SC Industrial Directory, 2003-2004", South Carolina Department of Commerce; Greer Development Corporation