Welcome to

Beaufort County, South Carolina

Beaufort County
Economic Development Corporation

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PO Box 7017, Hilton Head Island, SC 29938 • ThriveBeaufort.org

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Economic Development Corporation

Dear Friend,

I am delighted to extend a warm welcome to you on behalf of Beaufort County, South Carolina. We are thrilled to have you consider our vibrant community as a potential location for your business.

Beaufort County is more than just a picturesque destination; it is a thriving hub of economic opportunity and innovation. Our region boasts a unique blend of natural beauty, rich history, and a dynamic business environment that makes it an ideal place for businesses to grow and prosper.

Strategic Location. Located in the heart of the Lowcountry, Beaufort County offers strategic advantages with its proximity to major markets, including Charleston, Savannah, and Hilton Head Island. Our robust transportation infrastructure, including well-connected highways and the Hilton Head Island Airport as well as the Savannah/Hilton Head International Airport, ensures seamless connectivity for businesses and individuals alike.

Skilled Workforce. Our community is home to a highly skilled and diverse workforce, supported by educational institutions, including the University of South Carolina Beaufort and the Technical College of the Lowcountry. For K-12, Beaufort County offers both public and private school options. We pride ourselves on fostering a culture of lifelong learning and professional development, ensuring that businesses in Beaufort County have access to the talent they need to thrive.

Business-Friendly Environment. Beaufort County is committed to creating a business-friendly environment that encourages innovation and growth. Our local government and regional partners are dedicated to providing support and resources to help businesses succeed. From competitive tax incentives to streamlined processes, we are here to facilitate your journey every step of the way.

Quality of Life. One of the most compelling reasons to choose Beaufort County is our exceptional quality of life. Our community offers a perfect balance of work and leisure, with stunning natural landscapes, vibrant cultural scenes, and a welcoming, tight-knit community. Whether you are exploring our historic downtowns, enjoying outdoor activities along our pristine coastlines, or participating in our numerous community events, you will find Beaufort County to be a place where you can truly live, work, and play.

Why Wait? Why wait until retirement to enjoy all that Beaufort County has to offer? Our community invites you to start living your best life now, surrounded by natural beauty, opportunity, and a supportive business environment. We are confident that Beaufort County will provide you with everything you need to achieve your personal and professional goals.

We look forward to welcoming you to Beaufort County and supporting your success. Please do not hesitate to reach out if you have any questions or need further information. We are here to assist you in making Beaufort County your new home.

Sincerely,

KELLI BRUNSON
Senior Project Manager
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BEAUFORT COUNTY • SC

Good for your **business.** Good for your **soul.**

BEAUFORT • BLUFFTON • HILTON HEAD ISLAND • PORT ROYAL

For entrepreneurs with growing businesses, Beaufort County offers the perfect environment for you and your business to thrive.

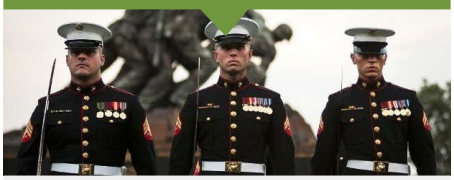
AN EXHILARATING ENVIRONMENT

From Bluffton and Hilton Head Island to Beaufort and Port Royal, national publications like *Travel + Leisure* and *Southern Living* consistently rank Beaufort County's beaches and recreation opportunities among the best in the country, not to mention some of the best small towns to visit in the South.

"For CS Instruments, it was very attractive to be located in Bluffton because we have the proximity to both Atlanta and Charlotte. We feel that we have the right location here and we can attract personnel accordingly."

MARTIN ZELLER • CS Instruments

READY & SKILLED WORKFORCE



800+ marines exit the military annually within Beaufort County, providing a built-in workforce with the skills, discipline and leadership growing businesses are looking for.

Over 1,300 active duty, veterans and dependents enrolled at TCL and USCB; 90% post-graduation retention rate in the county.

"We have found the transitioning military personnel to be an incredible resource to Beaufort County. They possess the skills, knowledge, and experience that allow them to contribute to the local workforce after moving to civilian life."

NICK MESENBURG • Lockheed Martin

UNPARALLELED SUPPORT

With a passion for serving businesses and transforming lives in Beaufort County, our team at the BCEDC handles all the heavy-lifting for you, creating a personalized relocation or expansion plan, plugging you into our referral network, and matching you with the best available incentive opportunities.

"We are forever thankful for the support and guidance BCEDC have shown us in upfits to our dock and building. Businesses like Gay Fish Company could not continue to operate without the local support of entities like the BCEDC."

CYNDY CARR • General Manager, Gay Fish Company

BULLISH ON BEAUFORT: Our Growth Over the Past 8 Years

$855M in new capital investment • **102** new projects • **$31.8M** in state & local incentives & site development grants

DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	296,456	114,929
45 minutes	1,013,737	478,372
60 minutes	1,167,510	550,920

- Hilton Head Island Airport + Charleston & Savannah Airports less than 2 hours away
- Easy access to two of the largest ports on the east coast
- USCB and TCL: 4,000+ college students and multiple campuses
- 3 military installations that provide $2.4 billion in annual economic impact

JOIN COMPANIES LIKE...

LOCKHEED MARTIN
MAPtech PACKAGING, LLC
GEISMAR
MRG
burnt church DISTILLERY
Greenline
AlphaGenesis INCORPORATED
RXIndustries
CS INSTRUMENTS
FlintGroup
NORMAN SHUTTERS. BLINDS. SHADES.

KELLI BRUNSON
Senior Project Manager

Picture your business here.

We're here to help every step of the way. Call us today at (843) 226-3462 or visit ThriveBeaufort.org for a personalized relocation or expansion plan.

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Real Estate

Below are a few examples of available sites in Beaufort County.
See more listings at thrivebeaufort.org/available-properties.

Beaufort Commerce Park — Beaufort, SC

The Beaufort Commerce Park is a 199 acre industrial park located in the City of Beaufort, 5 minutes from the Marine Corps Air Station, 25 minutes from Interstate-95, 45 minutes from Savannah and 1 hour and 30 minutes from Charleston. The park is located in a Federal Opportunity Zone and eligible for New Market Tax Credits. Surrounding industry include Geismar North America, Flint Group Inc., Harris Pillow Supply, and Materials Research Group. The property is owned by the City of Beaufort and is priced at $40,000/acre, negotiable based upon job creation and investment. Learn more ›

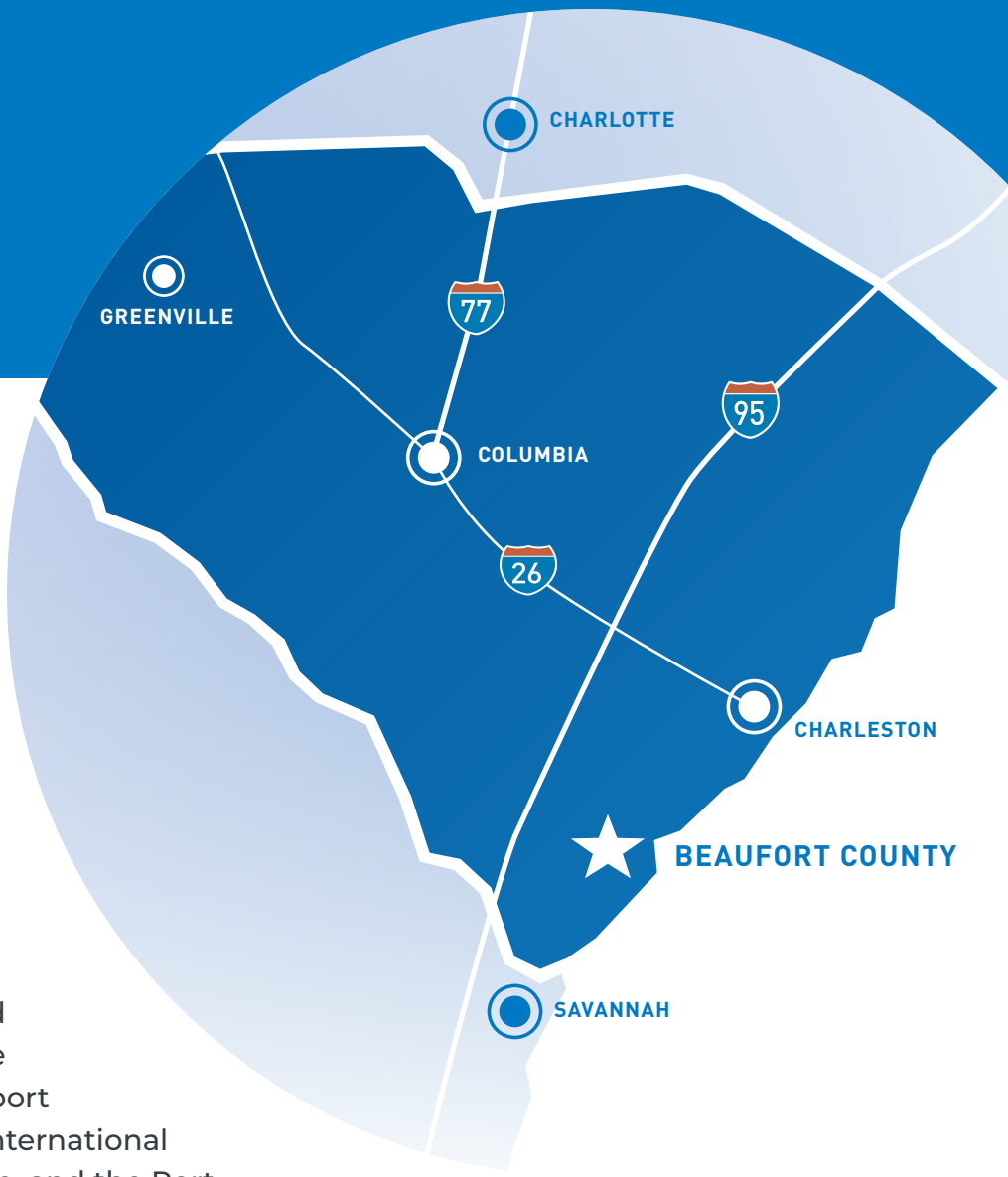
Parker Site Drive, 14.77 Acres — Beaufort, SC

14.77-acre industrial site just 2 miles from the Marine Corps Air Station in Beaufort, SC. Strong workforce with 800+ exiting military personnel in the area each year. Located directly off U.S. Hwy 21 with 4-lane access to Interstate-95. Just 40 minutes from the Port of Savannah and 65 minutes from the Port of Charleston and close to the aerospace hubs of Charleston, SC and Savannah, GA. Reliable utility service at competitive rates. Learn more ›

Heavy Power Manufacturing Facility For Sale – 302 Parker Drive — Beaufort, SC

This 83,960 square foot recently renovated manufacturing facility on 35.7 acres is located in the Beaufort Commerce Park. The building features production areas, lab and quality assurance areas, loading and storage areas, a new Class A office space, and a significant laydown yard. Utilities include heavy power, natural gas, wet system fire suppression, and new LED lighting throughout. Learn more ›

Access



Located in the coastal Lowcountry region of South Carolina along I-95, Beaufort County is comprised of the towns of Hilton Head Island, Bluffton, Port Royal and the City of Beaufort.

It is home to the Hilton Head Island Airport (HHH), and easily accessible to the Charleston International Airport (CHS), the Savannah/Hilton Head International Airport (SAV), the Port of Charleston, and the Port of Savannah. Beaufort County is in the middle of one of the fastest growing manufacturing and distribution areas in the nation.

Beaufort offers proximity to two booming aerospace hubs surrounding the Boeing Dreamliner facility in Charleston and the Gulfstream facility in Savannah, which are attracting aerospace suppliers and advanced manufacturing companies from around the world.

Many successful industries enjoy low operation costs, a business-friendly environment and access to domestic and international markets. Beaufort County is also home to the Marine Corp Air Station and the Marine Corps Recruit Depot on Parris Island. Each year over 900 retiring military personnel exit through Beaufort County, providing a built-in workforce with the skills and leadership growing businesses are looking for. Beaufort County's industrial properties are located within 45 to 65 minutes of two major seaports, the Ports of Charleston, SC and Savannah, GA.

Incentives

Economic development incentives at the state and local level are designed to attract and retain businesses, stimulate investment, and foster job creation within a community.

These incentives can take various forms, such as tax credits, grants, infrastructure improvements, and workforce development programs. Beaufort County Economic Development Corporation collaborates with state agencies to tailor these incentives to meet the specific needs of businesses considering expansion or relocation. BCEDC acts as a liaison, guiding companies through the application process and ensuring they leverage all available resources. This partnership helps create a favorable business climate, enhances the region's competitive edge, and promotes sustainable economic growth.

Try before you buy!

Beaufort County's Landing Pad programs give growing companies a soft, low-risk entry into the U.S. Southeast. Choose from two prime locations — historic Beaufort and fast-growing Bluffton — and get temporary office space, concierge support, and strategic connections.

- Concierge level assistance on all business and living issues.
- 90 days free office space
- Free introductory services in the areas of legal, tax, accounting, human resources, engineering, construction, trade, and ports.

Request more information at thrivebeaufort.org/contact.

Workforce

In Beaufort County, we believe we have a great hand to play when it comes to meeting the unique demands of employers.

- Most economists agree that **net in-migration** is a leading indicator of a region's economic vitality. Over the last nine years, Beaufort County has averaged over 275 new residents every month. Since the 2010 US Census, it is estimated that Beaufort County has grown by over 33,000 residents.

- We partner with South Carolina's Department of Commerce, the Department of Employment and Workforce, our area colleges (University of South Carolina Beaufort and Technical College of the Lowcountry), our local school districts, and the Transition Assistance Programs on area Military Bases to deliver **workforce solutions** to growing businesses. We are proud to be part of Team South Carolina, annually recognized as one of the best states in which to do business.

- And last but not least, we have an ace in the hole. Every year over 900 marines exit the Marine Corps through Beaufort County, and employers locating here have first crack at hiring these great Americans. These men and women and their spouses possess the technical skills, personal discipline, and leadership qualities that make them excellent employees for a diverse array of industries and professional roles.

"Lockheed Martin has found the transitioning military personnel are an incredible resource to Beaufort county. They possess the skills, knowledge, and experience that allow them to contribute to the local workforce after moving to civilian life."

NICK MESENBURG
Senior Manager, AFS Business Operations
Lockheed Martin

LOCKHEED MARTIN

Fidelis Employment Program

WORKFORCE IS THE KEY — AMERICA'S BEST

Beaufort County is Home to 3 Military Bases:

Issue

The single most important issue in today's economy is the availability of a skilled workforce.

Solution

Today, Beaufort County has an answer for investors who wonder where the future workforce will come from. Every year over 900 men and women exit the military through Beaufort County. This game-changing data is lost in most conventional data resources. In addition to tax credits, employers in Beaufort County benefit by having employees who show up to work on time and can pass both drug and background checks.

We have built the Fidelis Employment Program to deliver men and women from the bases in our county to drive continued growth of our region and state's economy. We do this by identifying open positions in South Carolina, working closely with the Transition Assistance Programs on base to entice military personnel to stay in our state, providing training for open positions (through ReadySC and ApprenticeshipCarolina), and getting them hired. Utilizing every means known, we communicate to Beaufort County military personnel a warm sincere Lowcountry welcome. Working with the Technical College of the Lowcountry (TCL) and the University of South Carolina Beaufort (USCB), we show them how to get from there (bases) to here (meaningful employment and housing in SC).

Presently, we have 1,300+ military and/or dependents in programs at USCB or TCL. Data shows that more than 90% of these participants stay in the area.

Resources

Collective resources of the State of South Carolina, ReadySC, local & regional chambers of commerce, Lowcountry Council of Governments, ApprenticeshipCarolina, Tweak, Classrooms/Base facilities, advertising, social media (YouTube, Facebook), University of South Carolina Beaufort (USCB), Technical College of the Lowcountry (TCL).

How We Measure Success

We track the number of transitioning and retiring military identified and placed.

Tactical Consideration

- A massive Lowcountry welcome! Sharing/promoting quality of life.
- Reduce the barriers to entry – hold participants' hand from training through to employment.
- Boot Camp: Focused, intense training for a short period of time that prepares the participant for the specific needs of targeted employers (i.e.: automotive, aerospace, logistics, etc).
- Placement: Directly aligned with industry's needs, 100% success.

DOD SkillBridge

The DoD SkillBridge program helps transitioning service members gain hands-on civilian work experience through industry training, apprenticeships, or internships during their final 180 days of service. It connects service members with approved industry partners for real-world, full-time training while participants continue to receive their military pay and benefits. SkillBridge benefits service members by easing the transition to civilian careers, supports commanders in preparing their personnel for life after service, and provides industry partners access to a highly skilled, motivated workforce at no cost while evaluating potential future employees.

Beaufort County Medical Education Pipeline

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

Biomedical Science

The Biology program at USCB is designed to provide students with comprehensive exposure to the biological sciences at the molecular, physiological, organismal, and ecological levels and prepare them to contribute to the extension of scientific thought and knowledge. Concentration in Biomedical Sciences prepares student for a wide range of technical and professional opportunities in biomedical research or professional schools. Students gain hands-on experience in molecular, cellular, biochemical, and developmental biology and their associated biotechnologies. The types of classes students will take include Neurobiology, Developmental Biology, Histology, Bacteriology, General Physiology, Biological Research methods, Molecular Marine Ecology, and selected Topics in Biology.

Nursing

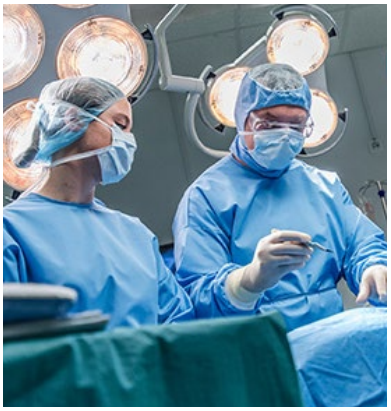
The nursing program at USCB offers a traditional pre-licensure BSN program that requires 121 credits to complete. Upon completion of the BSN, graduates are prepared to take NCLEX-RN and seek licensure. Graduates work in a variety of settings including hospitals, public and community health settings, long term care and more. They make a difference in the lives of the people of South Carolina and beyond one day at a time. Approximately 40 students graduate from the USCB BSN program each May. The program is competitive and small cohorts allow for individualized attention.

nurse.org Best-ranked nursing program 2023

TECHNICAL COLLEGE OF THE LOWCOUNTRY

Health Science Program

TCL offers Associate Degrees in Surgical Technology, Radiologic Technology, Nursing (ADN), and Physical Therapy. Along with these Associate Degree programs, TCL also offers certifications in Practical Nursing and Medical Assisting. All programs are accredited.



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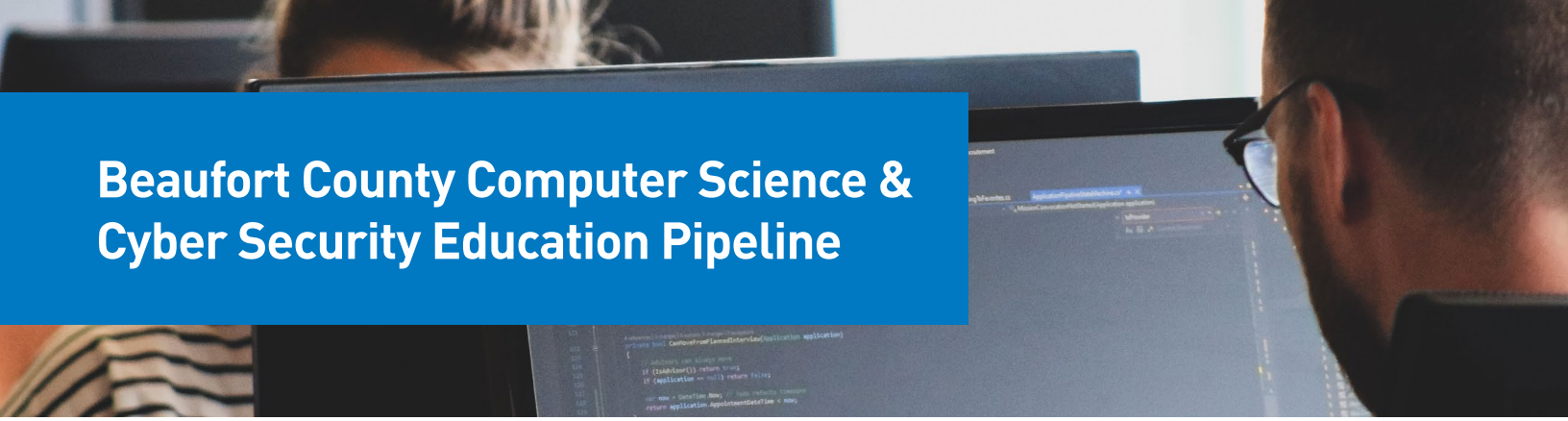

Beaufort County Computer Science & Cyber Security Education Pipeline

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

B.S. in Computational Science (CSCI)

The B.S. in Computational Science at USCB is specially designed to introduce students to cutting-edge computational and quantitative skills relevant to their concentration or interests. Students who complete the Bachelor of Science in Computational Science can: 1) Develop scientific programs in a high-level language such as Java, C/C++, or Python; 2) Apply critical thinking skills to develop computer simulations and models; 3) Identify and apply methods to efficiently manage data across disciplines; and 4) Work fluently with concepts such as numerical methods and computing techniques/ theories to solve problems in an application area.

B.S. in Information Science & Technology (ISAT) with Concentration in Cybersecurity

The Information Sciences and Technology (ISAT) Bachelor of Science degree program with a Concentration in Cybersecurity is designed to educate and train students for careers in technical areas related to the field of cybersecurity. The additional cybersecurity skills conferred by this degree program complement those of the ISAT major, including project management, programming, entrepreneurial thinking, social understanding, and application development. ISAT majors pursuing the Concentration in Cybersecurity will take specialized courses in information security, digital forensics, ethical hacking, and other cybersecurity topics, in addition to courses in system administration, project management, and other topics that will enable them to become cybersecurity specialists and leaders in the information technology (I.T.) field.

B.S. in Information Science & Technology

The general version of the Information Sciences and Technology (ISAT) Bachelor of Science degree program helps organizations achieve strategic goals by bridging technology solutions with user requirements. This includes skill sets in project management, programming, entrepreneurial thinking, social understanding, and application development.

M.S. in Computational Science (CSCI)

The M.S. in Computational Science is designed to enable those students who already hold a B.S. degree in a science or engineering discipline to gain advanced knowledge and research experience needed for them to become successful computer or computational scientists. Consequently, the CSci M.S. program is a decisive step toward realizing the potential of computing, advancing science leadership, and ensuring national security.

TECHNICAL COLLEGE OF THE LOWCOUNTRY

Computers and Electronics Degrees and Certificates

The Technical College of the Lowcountry offers Associate Degrees in Applied Science in the following areas: Computer Technology Networking, Cybersecurity, and Industrial Electronics Technology. TCL also offers certificates in the following areas: A+ Computer Servicing, Cybersecurity, Network Administrator, Network Engineer, Programming and Webmaster.

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Life in the Lowcountry

In Beaufort County, a picture is worth a thousand words.

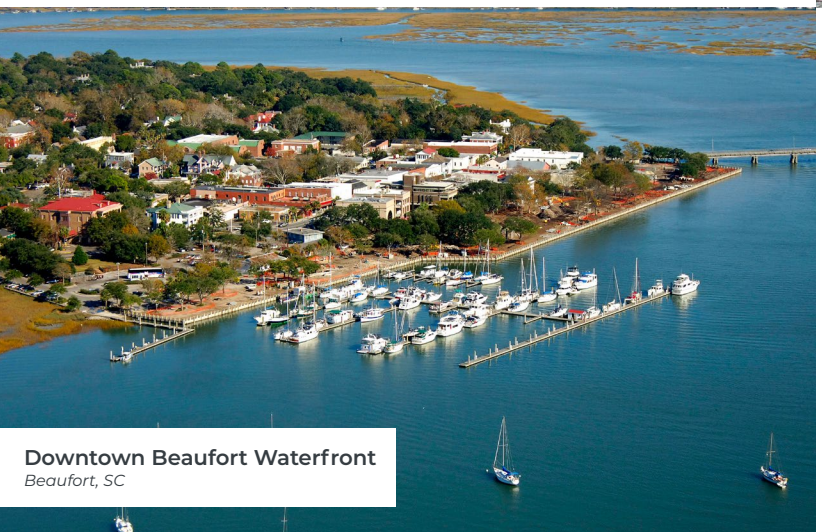
Coligny Beach Park
Hilton Head Island, SC

Historic Church of the Cross
Bluffton, SC

From Bluffton and Hilton Head Island to Beaufort and Port Royal, national publications like *Travel + Leisure* and *Southern Living* consistently rank Beaufort County's beaches and recreation opportunities among the best in the country, not to mention some of the best small towns to visit in the South.

Beaufort County is a natural paradise for both relaxation and adventure. Residents and visitors alike will find opportunities to golf at world class courses, explore scenic bike trails, or perhaps cruise down one of the many waterways by boat. From paddle boarding to fishing to horseback riding, Beaufort County has an activity for all, not to mention an amazing coastal climate that lets you enjoy it all year round.

Shrimp Docks
Port Royal, SC



Downtown Beaufort Waterfront
Beaufort, SC

Beaufort County and the Lowcountry offer unrivaled cultural experiences and opportunities to explore a rich history dating back to the 1500s. Beautiful art galleries and craft shops line the downtown areas of our communities. You will also find year-round festivals centered around history, art, music and Southern cuisine.

Testimonials

Hear what others have to say about why Beaufort County is good for business and good for the soul.

"For CS INSTRUMENTS, it was very attractive to be located in Bluffton because we have the proximity to both Atlanta and Charlotte. Our long-term goal is building a regional headquarters for the American markets. We feel that we have the right location here in Bluffton and we can attract personnel accordingly."

Martin Zeller
Country Manager, CS INSTRUMENTS

"Lockheed Martin has found the transitioning military personnel are an incredible resource to Beaufort county. They possess the skills, knowledge, and experience that allow them to contribute to the local workforce after moving to civilian life."

Nick Mesenburg
Senior Manager, AFS Business Operations, Lockheed Martin

"At Hilton Head Regional Healthcare, we have found the nurses and the talent coming out of University of South Carolina - Beaufort and the Technical College of the Lowcountry to be superb. Our local workforce partners, paired with an amazing quality of life, has given us the ability to recruit and retain talent. We love doing business here and our employees love living here!"

Joel Taylor
Market President, Novant Health

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