

Economic Development 101 – Site Selection Exercise

Scenario:

Project Practice, a Germany-based advanced manufacturing firm, is seeking to establish its first U.S. operations. After reviewing several states, the company is seriously considering South Carolina due to its manufacturing-friendly business climate, robust workforce training system, and proximity to East Coast ports.

Project Overview

Project Practice will be issuing a Request for Information (RFI) to potential communities. The company intends to establish both its U.S. Headquarters and a light-to-midscale manufacturing facility in the same location. The total capital investment will be \$100 million, with 75 new jobs created within five years.

Facility Requirements

- Building Size: Between 120,000 – 150,000 square feet (to accommodate HQ offices + manufacturing).
- Loading/Access: 5–10 loading docks and at least 1 large roll-up door.
- Ceiling Height: Minimum 32 feet clear height.
- Land Area: Between 10 – 20 acres.
- Upfit Timeline: If speculative, must be able to be upfitted for operations within 12 months.

Location Requirements

- Population: Minimum of 500,000 people within a 60-mile radius.
- Transportation:
 - ≤ 30 minutes to the nearest interstate
 - ≤ 10 miles to the nearest highway
- Workforce Training: Must have a Technical College within a 45-mile radius.

Your Task

Using the LocateSC database:

1. Search for properties that meet **ALL** of the above facility and location requirements.
2. Identify one property that **BEST** matches the criteria.
3. Prepare a short justification (2–3 sentences) explaining why you selected that property, referencing the company's stated needs.
4. At the end of the exercise, each group will present their chosen site and justification.