

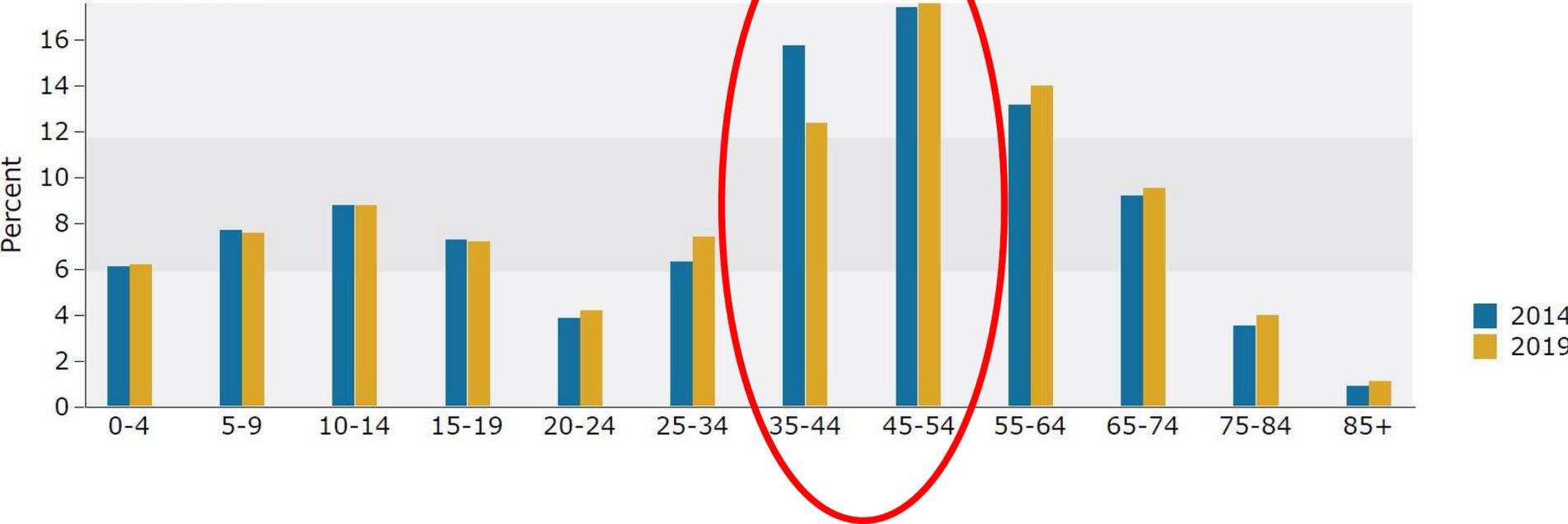
The City of Tega Cay, SC is one of the fastest growing and yet still one of the youngest cities in the state. Our history began as a small, gated development in the mid-1970's. From our incorporation in 1982 to present day, Tega Cay has grown from a sleepy little bedroom community of Charlotte, NC to a city that will reach 10,000+ citizens in 2015. By 2020 we will be at **15,000 people**, or approximately **5,000 rooftops**, just within our jurisdictional limits of **four (4) square miles**. In order to sustain our unique charms, we have actively been focusing on growing the “right way” by mixing in retail and commercial establishments with our village style neighborhoods. We welcome you to take a glimpse at why we were named the #2 Best Valued Suburb in the Nation by Business Insider, and hope that you will soon be among the growing list of businesses that are starting to call Tega Cay

Home.



City of
Tega Cay *South Carolina*

Population by Age



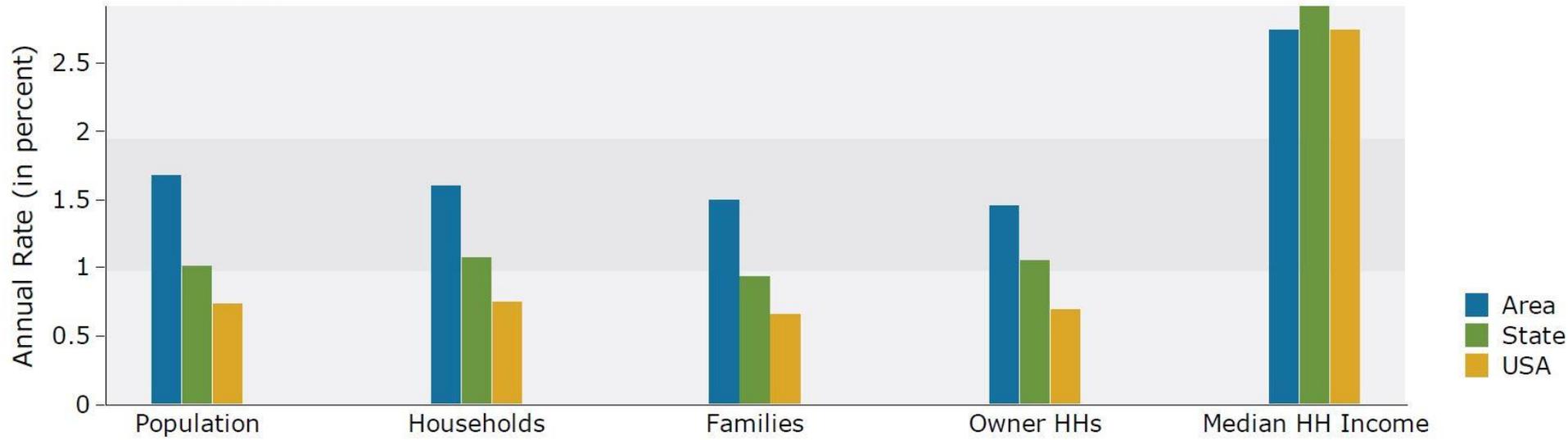
City of
Tega Cay *South Carolina*

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	510	6.7%	503	6.1%	555	6.2%
5 - 9	673	8.8%	634	7.7%	686	7.6%
10 - 14	692	9.1%	732	8.8%	791	8.8%
15 - 19	497	6.5%	602	7.3%	647	7.2%
20 - 24	140	1.8%	327	3.9%	381	4.2%
25 - 34	563	7.4%	521	6.3%	671	7.4%
35 - 44	1,442	18.9%	1,307	15.8%	1,115	12.4%
45 - 54	1,296	17.0%	1,442	17.4%	1,590	17.6%
55 - 64	1,008	13.2%	1,093	13.2%	1,257	14.0%
65 - 74	530	7.0%	762	9.2%	853	9.5%
75 - 84	220	2.9%	290	3.5%	364	4.0%
85+	49	0.6%	74	0.9%	99	1.1%



City of
Tega Cay South Carolina

Trends 2014-2019



City of
Tega Cay *South Carolina*

2014 Population 25+ by Educational Attainment

Total	5,489
Less than 9th Grade	2.4%
9th - 12th Grade, No Diploma	1.7%
High School Graduate	14.0%
GED/Alternative Credential	0.6%
Some College, No Degree	18.1%
Associate Degree	7.4%
Bachelor's Degree	40.3%
Graduate/Professional Degree	15.4%

2014 Employed Population 16+ by Occupation

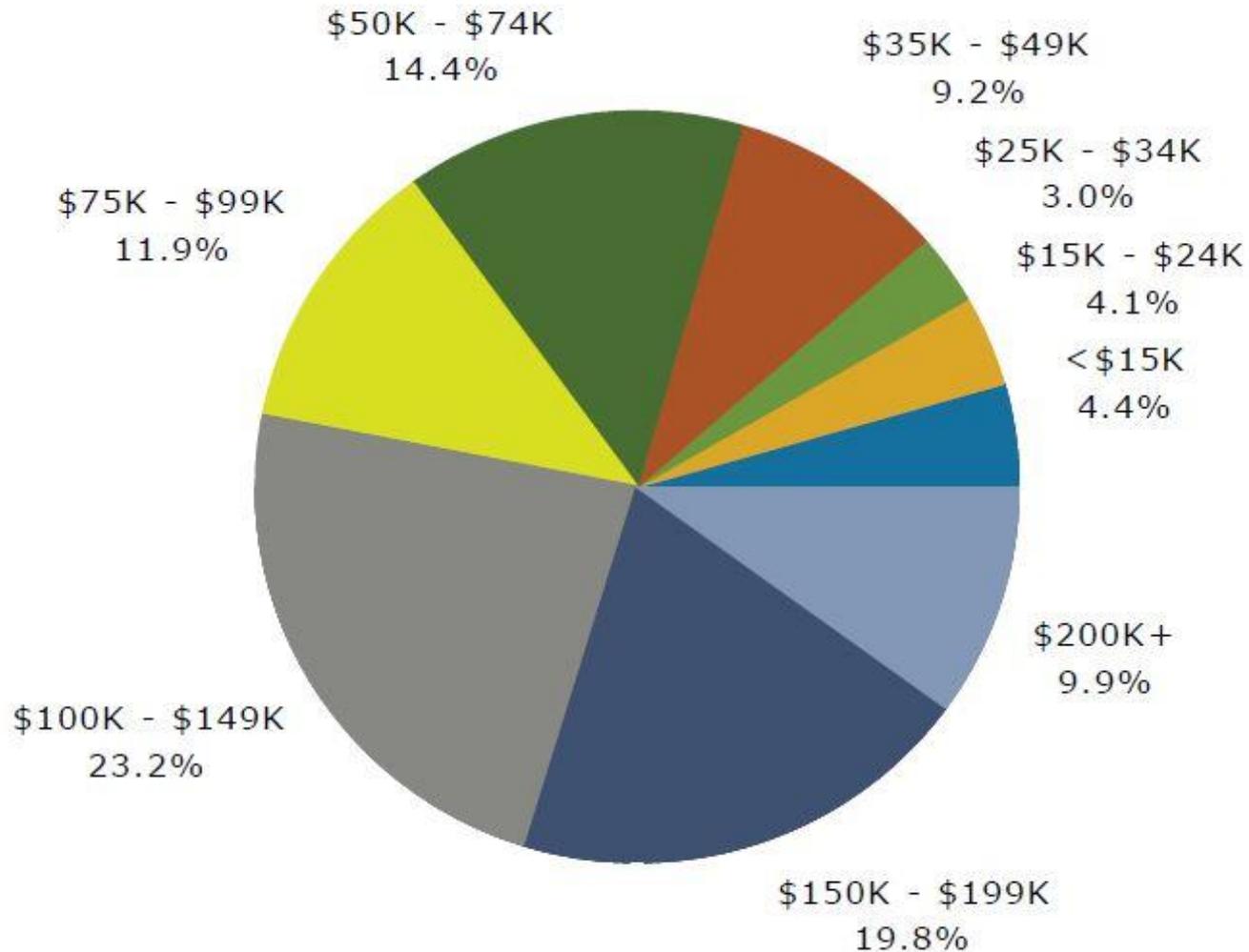
Total	3,905
White Collar	75.6%
Management/Business/Financial	25.3%
Professional	29.6%
Sales	10.1%
Administrative Support	10.6%
Services	14.2%
Blue Collar	10.1%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	1.3%
Installation/Maintenance/Repair	2.4%
Production	3.2%
Transportation/Material Moving	3.2%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	131	4.4%	111	3.4%
\$15,000 - \$24,999	123	4.1%	82	2.5%
\$25,000 - \$34,999	90	3.0%	76	2.3%
\$35,000 - \$49,999	275	9.2%	253	7.8%
\$50,000 - \$74,999	433	14.4%	413	12.7%
\$75,000 - \$99,999	358	11.9%	345	10.6%
\$100,000 - \$149,999	697	23.2%	702	21.6%
\$150,000 - \$199,999	595	19.8%	734	22.6%
\$200,000+	298	9.9%	530	16.3%
Median Household Income	\$104,180		\$119,242	
Average Household Income	\$120,710		\$141,912	
Per Capita Income	\$44,700		\$52,420	

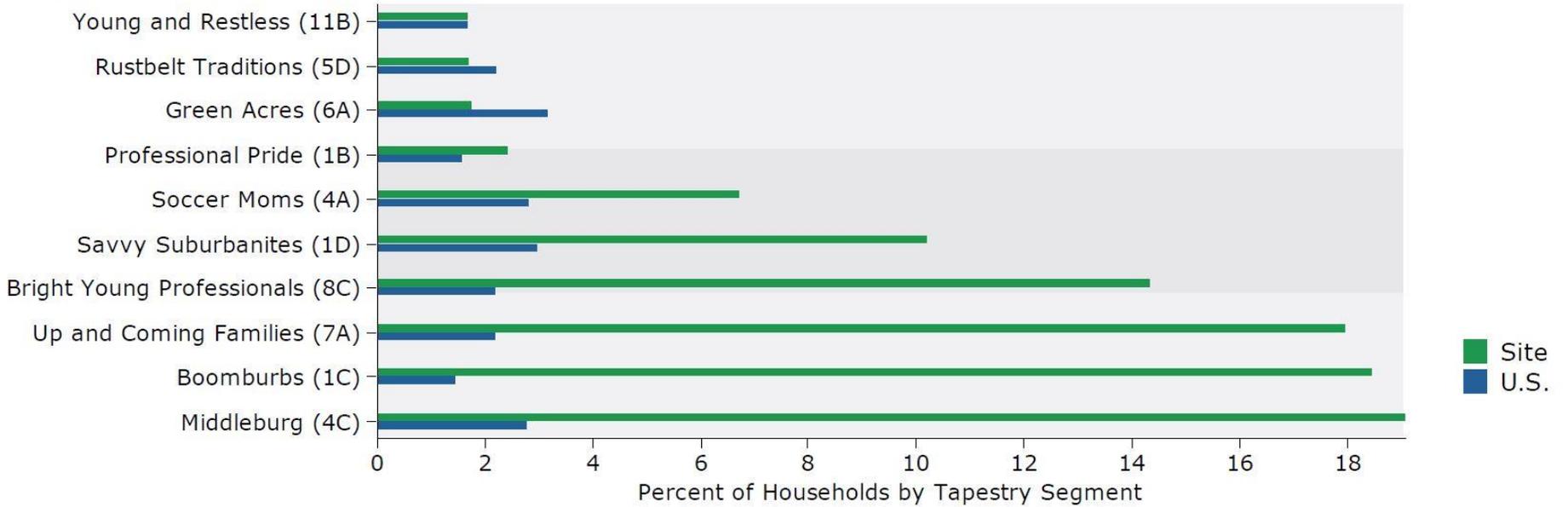


City of
Tega Cay
South Carolina

2014 Household Income



Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.

Savvy Suburbanites

OUR NEIGHBORHOOD

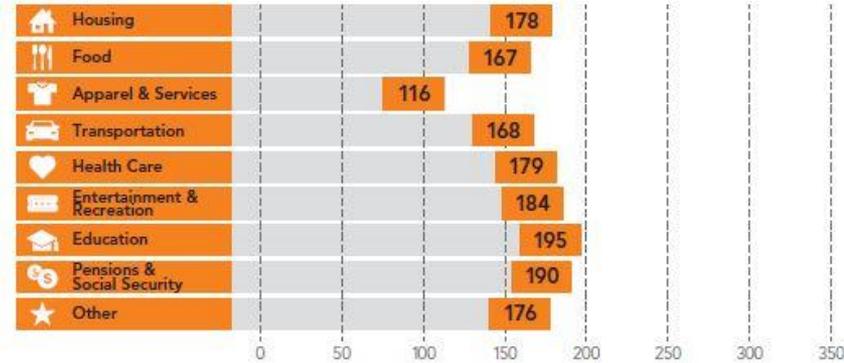
- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- Married couples with no children or older children; average household size is 2.83.
- 91% owner occupied; 71% mortgaged (Index 156).
- Primarily single-family homes, with a median value of \$311,000 (Index 175).
- Low vacancy rate at 4.5%.

SOCIOECONOMIC TRAITS

- Education: 48.1% college graduates; 76.1% with some college education.
- Low unemployment at 5.8% (Index 67); higher labor force participation rate at 68.5% (Index 109) with proportionately more 2-worker households at 65.4%, (Index 122).
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



Bright Young Professionals

OUR NEIGHBORHOOD

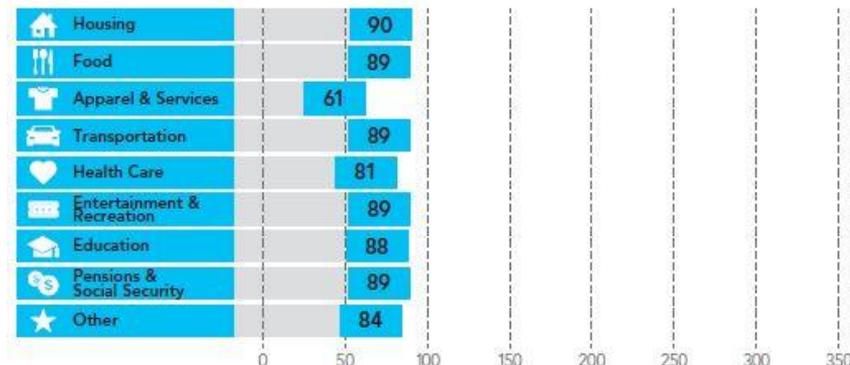
- Approximately 56% of the households rent; 44% own their homes.
- Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent (Index 125) and single-person (Index 115) households.
- Multiunit buildings or row housing make up 55% of the housing stock (row housing (Index 182), buildings with 5-19 units (Index 277)); 44% built 1980-99.
- Average rent is slightly higher than the US (Index 102).
- Lower vacancy rate is at 8.9%.

SOCIOECONOMIC TRAITS

- Education completed: 36% with some college or an associate's degree, 30% with a bachelor's degree or higher. Education in progress is 10% (Index 127).
- Unemployment rate is lower at 7.1%, and labor force participation rate of 73% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



Up and Coming Professionals

OUR NEIGHBORHOOD

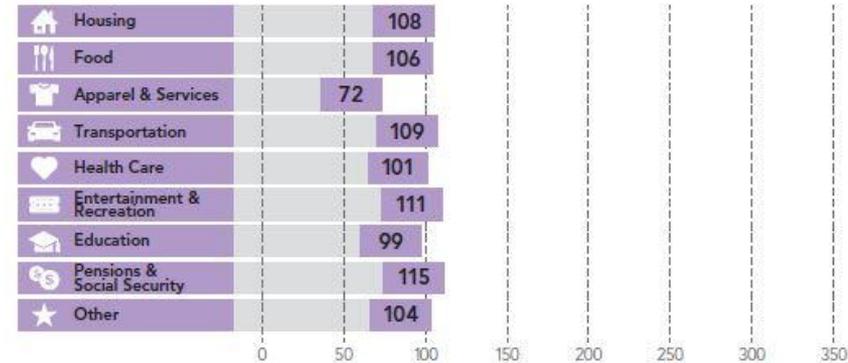
- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$174,000 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 116).

SOCIOECONOMIC TRAITS

- Education: 66% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71% (Index 114) and low unemployment at 7% (Index 81).
- Most households (63%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



Boomburbs

OUR NEIGHBORHOOD

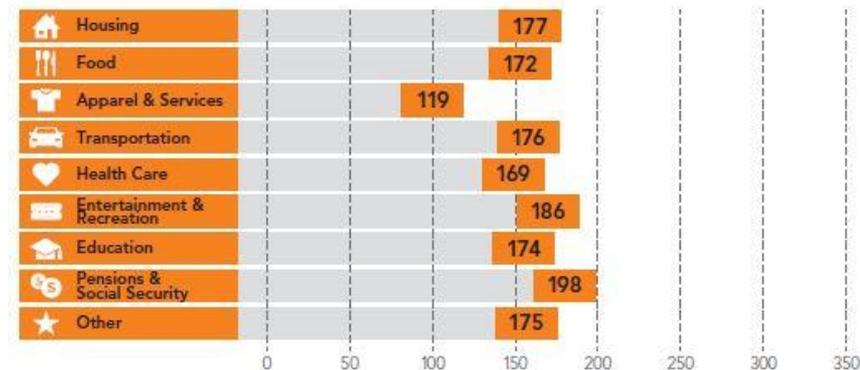
- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children (Index 221); average household size is 3.22.
- Home ownership is 84% (Index 133), with the highest rate of mortgages, 78% (Index 173).
- Primarily single-family homes, in new neighborhoods, 72% built since 2000 (Index 521).
- Median home value is \$293,000 (Index 165).
- Lower housing vacancy rate at 5.3%.
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (34.5%) commuting across county lines (Index 146).

SOCIOECONOMIC TRAITS

- Well educated young professionals, 52% are college graduates (Index 185).
- Unemployment is low at 5.2% (Index 60); high labor force participation at 72% (Index 115); most households have more than two workers (Index 123).
- Longer commute times from the suburban growth corridors (Index 121) have created more home workers (Index 154).
- They are well connected: own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time.
- Financial planning is well under way for these professionals.

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



Middleburg

OUR NEIGHBORHOOD

- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes (Index 152).
- Affordable housing, median value of \$158,000 (Index 89) with a low vacancy rate.
- Young couples, many with children; average household size is 2.73.

SOCIOECONOMIC TRAITS

- Education: 66% with a high school diploma or some college.
- Unemployment rate lower at 7.4% (Index 85).
- Labor force participation typical of a younger population at 66.7% (Index 106).
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



2014 Consumer Spending

Apparel & Services: Total \$	\$7,416,065
Average Spent	\$2,472.85
Spending Potential Index	110
Computers & Accessories: Total \$	\$1,284,276
Average Spent	\$428.23
Spending Potential Index	168
Education: Total \$	\$8,494,271
Average Spent	\$2,832.37
Spending Potential Index	191
Entertainment/Recreation: Total \$	\$16,601,383
Average Spent	\$5,535.64
Spending Potential Index	172
Food at Home: Total \$	\$23,529,736
Average Spent	\$7,845.86
Spending Potential Index	154
Food Away from Home: Total \$	\$15,780,656
Average Spent	\$5,261.97
Spending Potential Index	164
Health Care: Total \$	\$22,424,729
Average Spent	\$7,477.40
Spending Potential Index	162
HH Furnishings & Equipment: Total \$	\$8,112,063
Average Spent	\$2,704.92
Spending Potential Index	151
Investments: Total \$	\$13,745,037
Average Spent	\$4,583.21
Spending Potential Index	171
Retail Goods: Total \$	\$115,531,536
Average Spent	\$38,523.35
Spending Potential Index	155

Market Place Profile

Summary Demographics

2014 Population	9,948
2014 Households	3,782
2014 Median Disposable Income	\$62,902
2014 Per Capita Income	\$38,456

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$159,732,429	\$224,417,069	-\$64,684,640	-16.8	88
Total Retail Trade	44-45	\$142,349,367	\$208,968,942	-\$66,619,575	-19.0	66
Total Food & Drink	722	\$17,383,062	\$15,448,127	\$1,934,935	5.9	22

5 minute Drive Radius around Tega Cay

	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	140	\$97,806.76	\$369,905,157	100.0%
Food	139	\$11,539.15	\$43,641,052	11.8%
Food at Home	136	\$6,927.28	\$26,198,989	7.1%
Food Away from Home	144	\$4,611.86	\$17,442,063	4.7%
Alcoholic Beverages	140	\$757.82	\$2,866,063	0.8%

10 minute Drive Radius around Tega Cay

	Spending Index	Average Amount Spent	Total	Percent
Total Expenditures	121	\$84,853.18	\$2,030,706,330	100.0%
Food	121	\$10,073.25	\$241,073,102	11.9%
Food at Home	119	\$6,068.21	\$145,224,294	7.2%
Food Away from Home	125	\$4,005.05	\$95,848,807	4.7%
Alcoholic Beverages	124	\$670.62	\$16,049,173	0.8%

**Existing
Restaurants
within 10 mile
commute**

Restaurant Name & Address	Mileage from 1166 Stonecrest Boulevard
521 BBQ & Grill	384 Ft.
Asian Roll & Grill	384 Ft.
Toast Café	0.2 miles
Danny's Pizza	0.3 miles
Tropical Smoothie	0.3 miles
Peking Tokyo	0.3 miles
Village Pizza	1 mile
DeMarco's Italian Seafood & Grill	1.1 miles
Fort Mill BBQ Company	1.1 miles
Towne Tavern at Fort Mill	1.1 miles
Red Bowl Asian Bistro	1.3 miles
Patriot Grill House	2 miles
Empire Pizza & Bar	2.1 miles
Charanda's	2.1 miles
McAllister's Deli	2.2 miles
Beef O'Bradys	2.2 miles
Fratelli Ristorante & Pizzeria	2.2 miles
Six Pence Pub	2.3 miles
Wing Bonz	2.5 miles
The Roasting Oven & Grill	2.8 miles
Casual Water at Tega Cay	4 miles
Captain Steve's Seafood Restaurant	4.7 miles
Los Aztecas	4.9 miles
Outback Steakhouse	6.2 miles
Hooters	6.2 miles
Bob Evans Restaurant	8.9 miles
Chil's Bar & Grill	8.9 miles
Cracker Barrel	9 miles
Olive Garden Italian Restaurant	9 miles
Ruby Tuesday	9.1 miles
O'Charley's Restaurant & Bar	9.3 miles
Applebee's Neighborhood Grill & Bar	9.4 miles
Newk's Eatery	9.4 miles
Long Horn Steakhouse	9.4 miles
Buffalo Wild Wings	9.5 miles
Texas Roadhouse	9.5 miles
Fatz Café	9.7 miles



Tega Cay 2020 Traffic Count Projections

 County Boundary	 Tega Cay
 Existing Road	 2020 Traffic Count Projection
 Hubert Graham Parkway	








 Map Prepared by:

 Caliber Regional Council of Governments

 117 Hargett Street / Post Office Box 406

 Rock Hill, South Carolina 29734

 (803) 287-6600

www.caliber.org

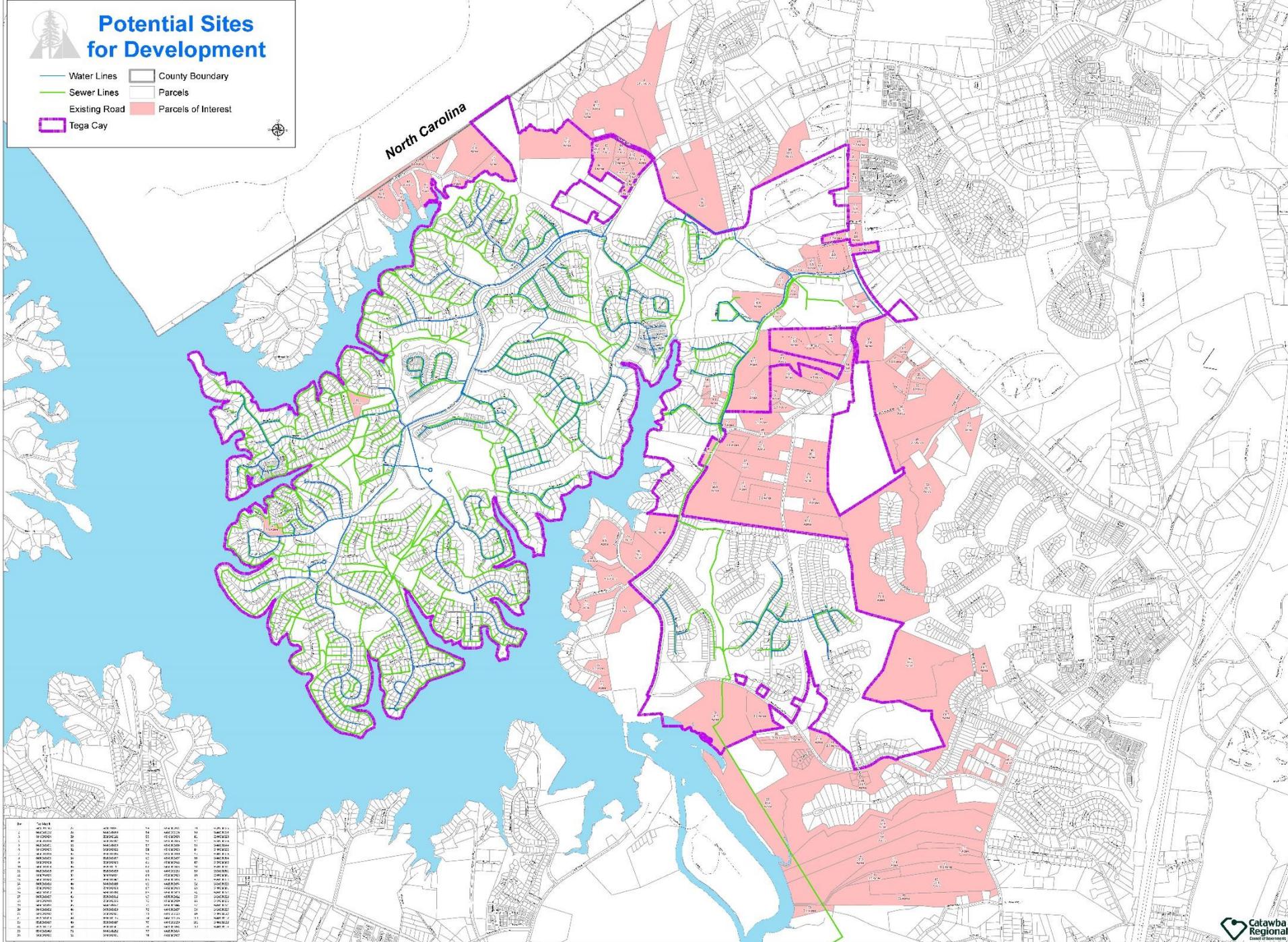


Potential Sites for Development

- Water Lines
- Sewer Lines
- Existing Road
- Tega Cay
- County Boundary
- Parcels
- Parcels of Interest



North Carolina



ID	Parcel	Area	Volume	Year	Value	Value
1	000001	0.00	0.00	2018	0.00	0.00
2	000002	0.00	0.00	2018	0.00	0.00
3	000003	0.00	0.00	2018	0.00	0.00
4	000004	0.00	0.00	2018	0.00	0.00
5	000005	0.00	0.00	2018	0.00	0.00
6	000006	0.00	0.00	2018	0.00	0.00
7	000007	0.00	0.00	2018	0.00	0.00
8	000008	0.00	0.00	2018	0.00	0.00
9	000009	0.00	0.00	2018	0.00	0.00
10	000010	0.00	0.00	2018	0.00	0.00
11	000011	0.00	0.00	2018	0.00	0.00
12	000012	0.00	0.00	2018	0.00	0.00
13	000013	0.00	0.00	2018	0.00	0.00
14	000014	0.00	0.00	2018	0.00	0.00
15	000015	0.00	0.00	2018	0.00	0.00
16	000016	0.00	0.00	2018	0.00	0.00
17	000017	0.00	0.00	2018	0.00	0.00
18	000018	0.00	0.00	2018	0.00	0.00
19	000019	0.00	0.00	2018	0.00	0.00
20	000020	0.00	0.00	2018	0.00	0.00
21	000021	0.00	0.00	2018	0.00	0.00
22	000022	0.00	0.00	2018	0.00	0.00
23	000023	0.00	0.00	2018	0.00	0.00
24	000024	0.00	0.00	2018	0.00	0.00
25	000025	0.00	0.00	2018	0.00	0.00
26	000026	0.00	0.00	2018	0.00	0.00
27	000027	0.00	0.00	2018	0.00	0.00
28	000028	0.00	0.00	2018	0.00	0.00
29	000029	0.00	0.00	2018	0.00	0.00
30	000030	0.00	0.00	2018	0.00	0.00
31	000031	0.00	0.00	2018	0.00	0.00
32	000032	0.00	0.00	2018	0.00	0.00
33	000033	0.00	0.00	2018	0.00	0.00
34	000034	0.00	0.00	2018	0.00	0.00
35	000035	0.00	0.00	2018	0.00	0.00
36	000036	0.00	0.00	2018	0.00	0.00
37	000037	0.00	0.00	2018	0.00	0.00
38	000038	0.00	0.00	2018	0.00	0.00
39	000039	0.00	0.00	2018	0.00	0.00
40	000040	0.00	0.00	2018	0.00	0.00
41	000041	0.00	0.00	2018	0.00	0.00
42	000042	0.00	0.00	2018	0.00	0.00
43	000043	0.00	0.00	2018	0.00	0.00
44	000044	0.00	0.00	2018	0.00	0.00
45	000045	0.00	0.00	2018	0.00	0.00
46	000046	0.00	0.00	2018	0.00	0.00
47	000047	0.00	0.00	2018	0.00	0.00
48	000048	0.00	0.00	2018	0.00	0.00
49	000049	0.00	0.00	2018	0.00	0.00
50	000050	0.00	0.00	2018	0.00	0.00