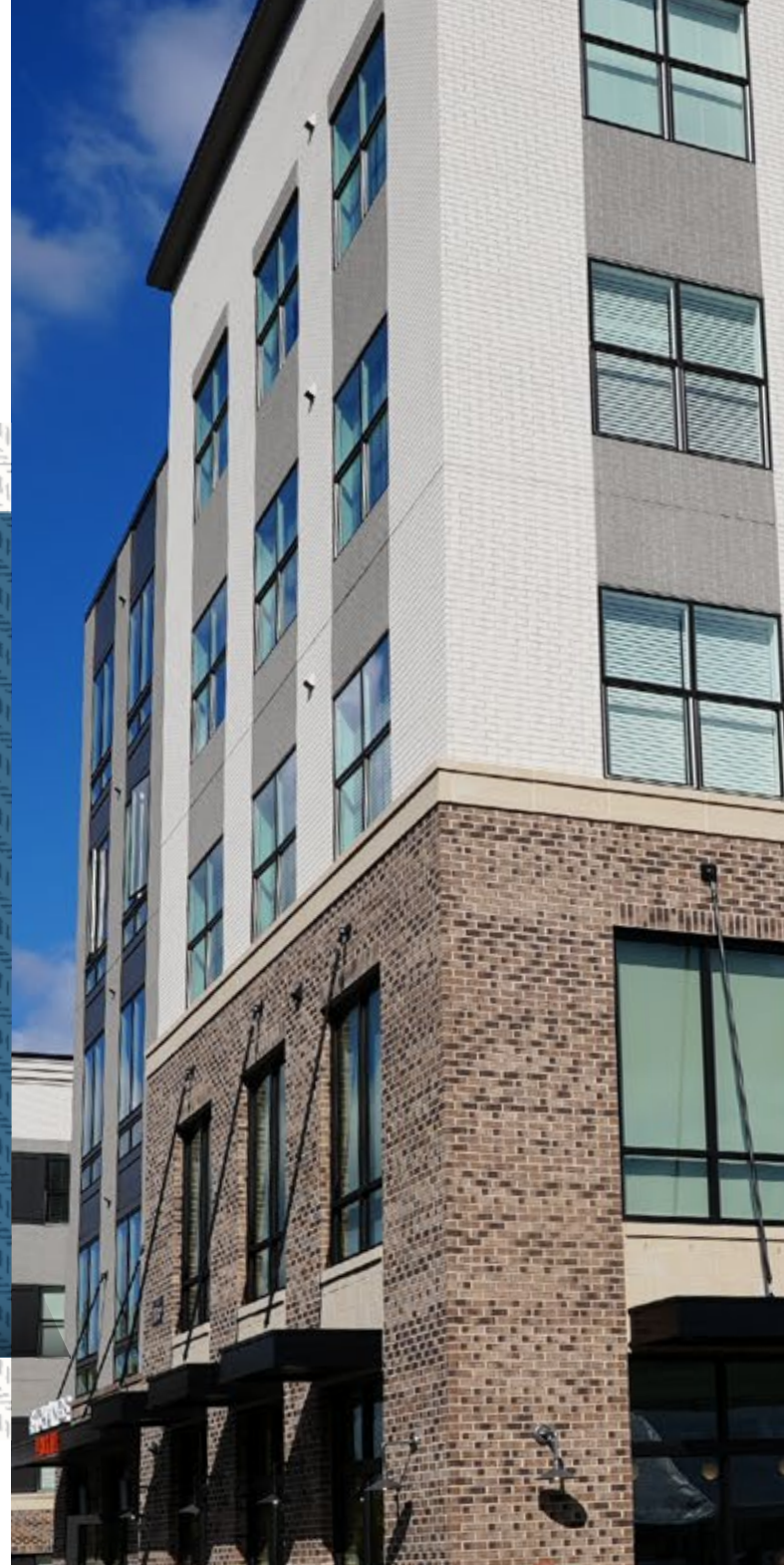




# DEVELOPMENT OPPORTUNITY ROCK HILL, SC:

SOUTH CAROLINA TEXTILE REHABILITATION TAX CREDITS  
EXPANDED PROPERTY ELIGIBILITY

With deep textile roots, Rock Hill has many sites  
that can qualify for lucrative tax credits.





Rock Hill has been recognized as a top place to live; It was ranked #5 on U.S. News & World Report's 2025-2026 list of Best Places to Live in South Carolina. Additionally, Money magazine named it a "boomtown" in 2024. Several media outlets have highlighted Rock Hill's economic growth, particularly in manufacturing and technology, as well as its quality of life and community amenities.

**76,654** Population

**1,300,000** Workforce (45 min)

**\$2,800,000** Local Development Incentives Awarded (last 10 years)

In the most recent edition (2024) of the publication Area Development, states across our nation are ranked on 12 factors. South Carolina consistently performs among the top in these rankings, including:

**#2 Business climate**

**#1 Availability of sites**

**#1 Business incentives**

**#1 Cooperative state/local governments**

**#1 Favorable regulatory structure**

**#2 Site readiness**

# 15 LOCATIONS IN ROCK HILL

## FAST GROWING MARKET - PROVEN SUCCESS

Rock Hill has completed research on 15 locations. These locations may offer nearby properties that qualify for SC Textile Redevelopment Credits.

Locations near Riverwalk, Winthrop University, Tech Park and East White Street offer opportunities to serve the growing Rock Hill market with housing, commercial and industrial uses.

Rock Hill Economic Development has a long and successful history of working with real estate developers to secure tax credits. Completed projects include The Cotton Factory, The Exchange apartments and University Center.

Many more opportunities are waiting!





# THE WHY

## YOUR NEXT PROJECT IS WAITING IN ROCK HILL, SC

- ▶ SC Textile Redevelopment Tax Credits provide lucrative benefits for new development/redevelopment: 25% of the cost of development given as a state income tax credit (use over 5 years) or as a property tax credit (use over 8 years).
- ▶ Generous definition of eligible development costs: demolition, environmental remediation, site work, new construction, rehabilitation of existing structures.
- ▶ SC Department of Revenue has clarified the tax credit rules; makes putting these projects together more straightforward.
- ▶ Locations previously not considered may now be eligible (within 1,000 feet of a prior textile use, even if separated by roads or railroads).
- ▶ SC Textile Redevelopment Tax Credits may be combined with other tax credits (such as historic preservation), Opportunity Zone benefits and local incentives.
- ▶ Tax credits may be transferred to others in exchange for project equity.
- ▶ Projects receiving tax credits can now be 200% (triple) the size of the original textile use and receive benefits for all of the new project.

# EXPANDED ELIGIBILITY

**South Carolina significantly broadened the range of properties that can qualify for the Textile Rehabilitation Tax Credits.**

## 1,000-FT RADIUS

A building within a 1,000-foot radius of a former textile mill may qualify, even if it is completely unrelated to textile manufacturing.

## DEMOLISHED SITES

Sites where textile mills have been demolished can qualify, provided a textile mill once existed on the site.

## SQUARE FOOTAGE

Buildings located on contiguous parcels within the 1,000-foot radius may now expand their square footage up to three times the size of the former textile building.



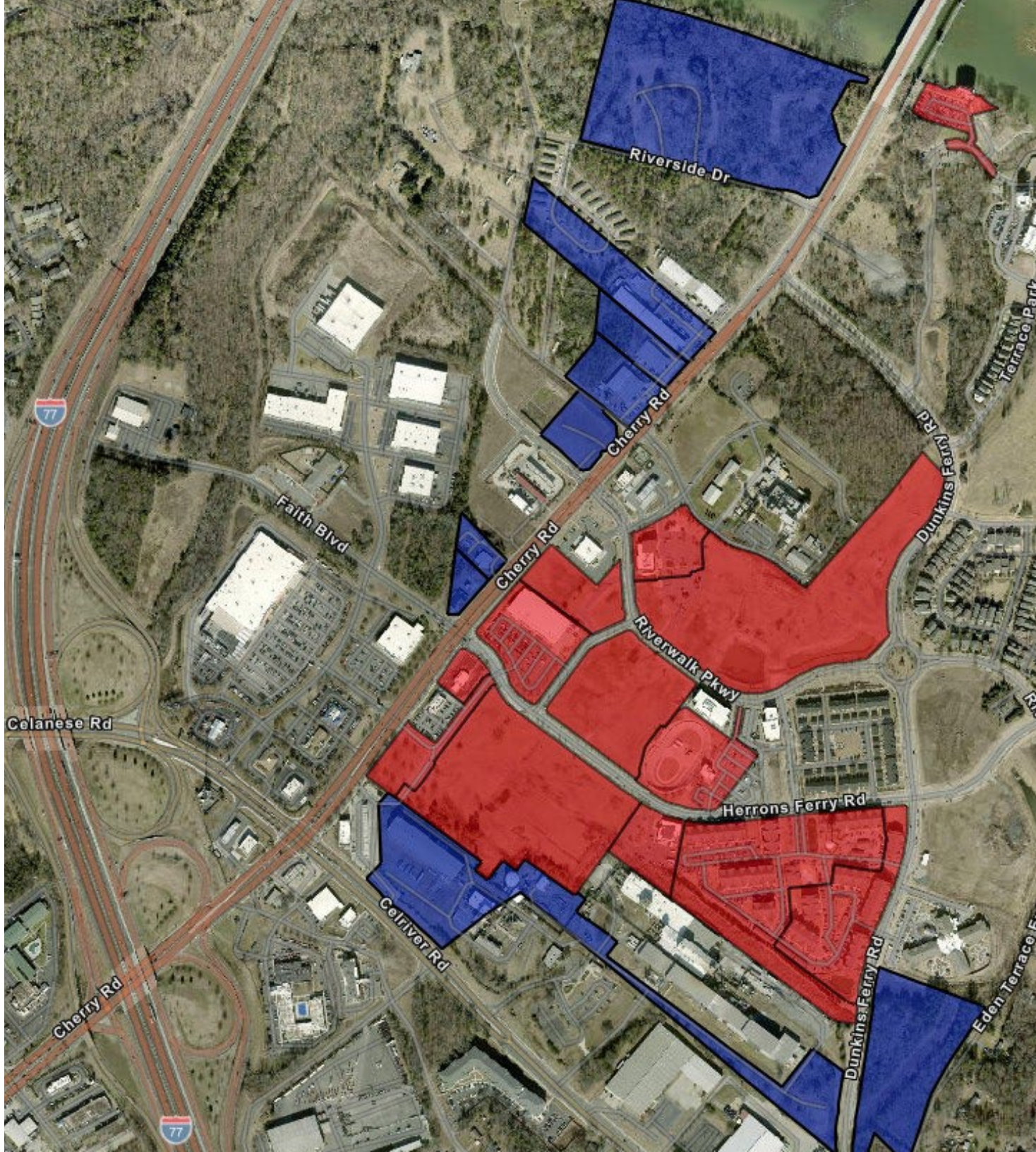
# RIVERWALK/ COMMERCE DR

 Potentially  
Eligible Sites

 Former  
Textile Use







## RIVERWALK/ CHERRY RD

 Potentially  
Eligible Sites

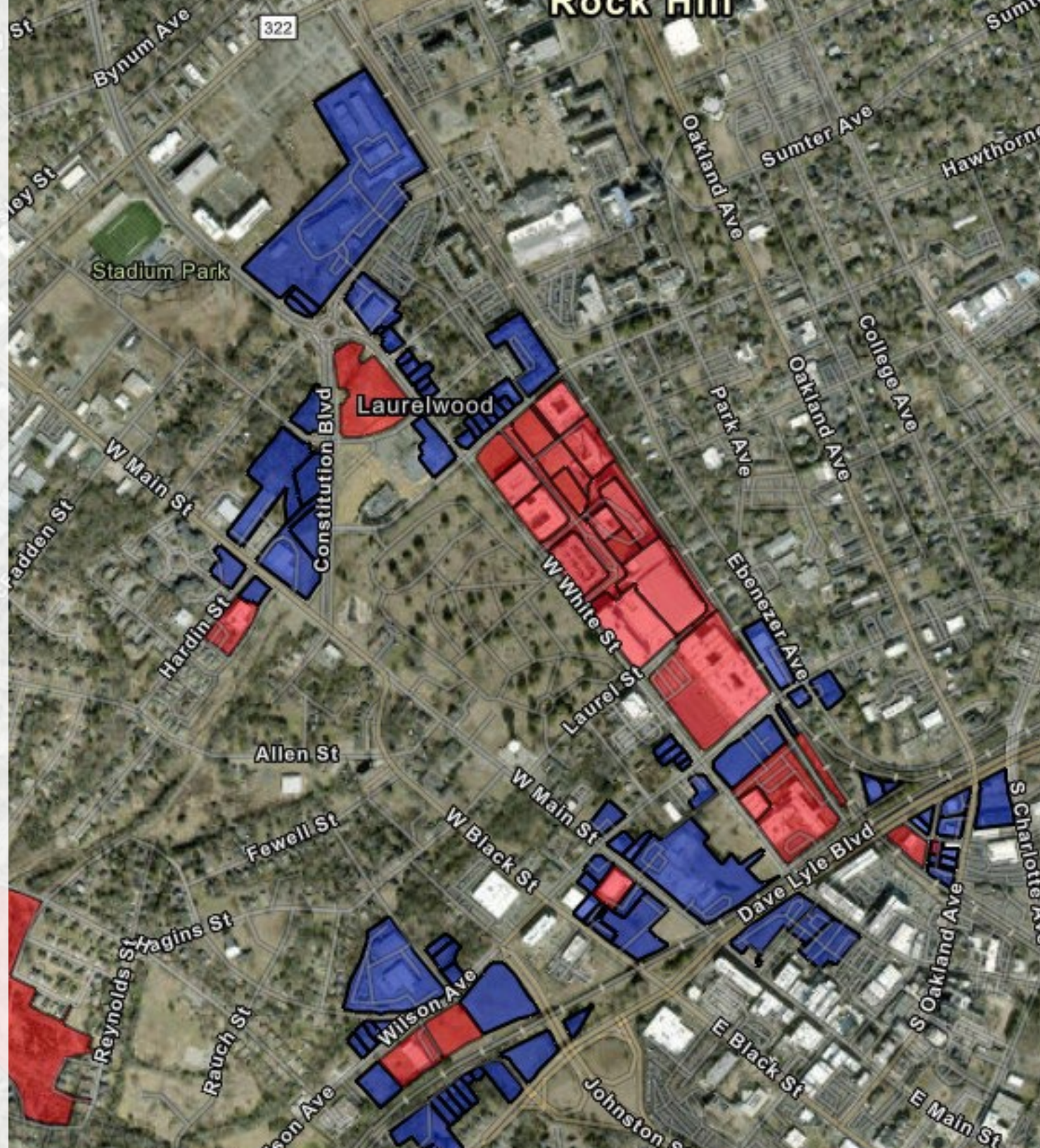
 Former  
Textile Use



# WINTHROP UNIVERSITY/ OLD TOWN

 Potentially  
Eligible Sites

 Former  
Textile Use



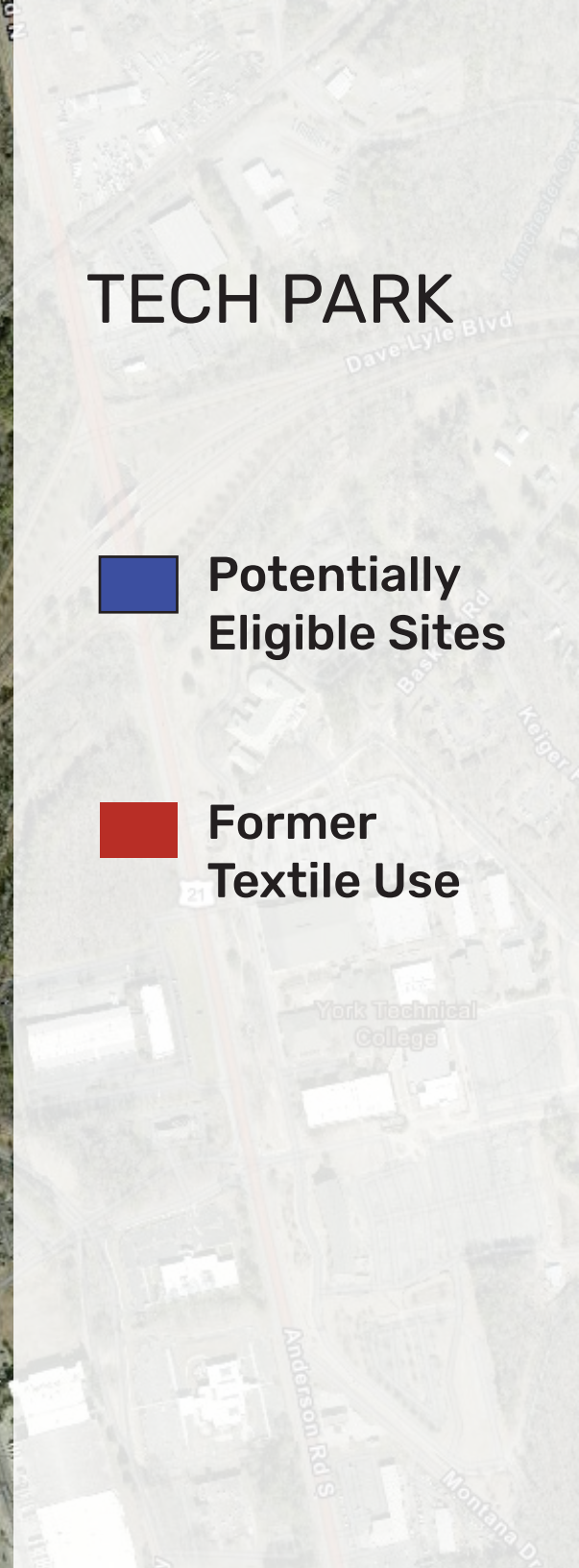




# TECH PARK


 Potentially Eligible Sites


 Former Textile Use






**E. WHITE ST**


 **Potentially Eligible Sites**

 **Former Textile Use**

The map shows a street grid with labels for E White St, Standard St, E Main St, E Black St, and N Jones St. A blue square icon is positioned next to the text 'Potentially Eligible Sites', and a red square icon is positioned next to the text 'Former Textile Use'.


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## CONTACT

To learn more about development opportunities in Rock Hill and access potential state tax credits, contact Rock Hill Economic Development.



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The Rock Hill Economic Development Corporation (RHEDC) is a non-profit organization committed to representing the business, educational, and community interests of the city while promoting jobs and supporting growth.

The principal objective of the Corporation is to benefit the City economically by fostering increased employment opportunities and by expansion of business and industry, thereby lessening the burdens of government and combating community deterioration, as well as improving quality of life for our citizens.

[rockhillusa.com](http://rockhillusa.com)

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